

**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, July 19, 2022
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. APPROVAL OF JUNE 22, 2022 MEETING MINUTES

III. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

- 1. 15 NORTH CHERRY STREET: ADAPTIVE REUSE RESIDENTIAL**
Application for site plan/special permit review relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park.
Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten; Grid #6162-77-092099; Zoning District: General Commercial (C-3) District; File #2022-011

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

- 1. 117 NORTH HAMILTON STREET**
Application for site plan review relative to the proposed wholesale storage, warehousing, manufacturing, creative, retail, contracting business. Two structures and 24 off-street parking spaces are planned. Owner: 117 N Hamilton, LLC/North Hamilton Parcel LLC; Applicant: Baxter Development Corp.; Consultant: Rohde, Soyka & Andrews, Consulting Engineers, PC; Grid #6162-63-271278/266293; Zoning District: Light Industrial (I-1) District; File #2022-020

2. 141 NORTH WATER STREET: FAÇADE ELEVATION MODIFICATION

Application for façade review relative to the proposed change in elevation of a proposed building at 141 North Water Street; Applicant: 141 North Water Street LLC, ; Consultants: KARC Planning Consultants Inc; Grid # 6062-59-771405 & 783401; Zoned W; Previous File#2017-023; Current File #PB2020-045.1



**CITY OF POUGHKEEPSIE
PLANNING BOARD
DRAFT MINUTES FOR
JUNE 22, 2022**

PRESENT

Anne Saylor, Vice Chair
Marjorie Smith
Rosaura Andujar-McNeil
Nick Deluccia
Sean O'Donnell
Brian Veltre

EXCUSED

Robert S. Levine, Esq
Robert Mallory

City Staff present:

Natalie Quinn, Director of Development
Judith Knauss, Deputy Zoning Administrator
Lori Garcia, Board Secretary

The meeting was called to order at 6:08pm with the pledge of allegiance.

The minutes of the May meeting were approved on a motion by Marjorie Smith, seconded by Rosaura Andujar-McNeil, with one abstention.

15 NORTH CHERRY STREET: ADAPTIVE REUSE RESIDENTIAL
APPLICANT ASKED TO ADJOURN TO JULY 19, 2022

47 CANNON STREET: MIXED-USE DEVELOPMENT

Application for site plan review relative to the proposed mixed use development consisting of utilization of an existing two-story building at 47 Cannon Street with vertical and horizontal expansion to construct building containing a total of 66 units and 10,060 SF of commercial space for a restaurant and artisan manufacturing (brewery or distillery). Owner/Applicant: 47 Cannon Street LLC (James J. Sullivan); Consultant: Liscum McCormack VanVoorhis (Kimberly Ryan); Grid #6162-77-086045; Zoning District: Poughkeepsie Innovation District – Urban Village (PID-UV); File #2021-056:

Presenters: Applicant - James Sullivan, Liscum McCormack VanVoorhis - Kimberly Ryan, LRC Group - Shawn Curran

Kim Ryan – The biggest issues were clarification of the rooftop and County’s response regarding the canopy. The photometric design is still pending.

Natalie Quinn – asked to explain what they were doing with the lighting.

Kim Ryan – Planning on some up/down lighting for pedestrians but it will be blocked by awning, down lighting for the parking lot, exploring lighting for the back parking lot.

Regarding the rooftop open area – plans are for some private areas, perhaps a dog park. Discussed access to roof and egress locations. The bulkheads and splits will be obscured so space is visually appealing. Splits etc. will also be obscured from view from the street.

Marjorie Smith – started a discussion regarding the first floor exit. Kim Ryan stated that it is a shared space that will be gated at 47 Cannon.

Sean O’Donnell – Questioned the parking lot fence and snow removal.

James Sullivan – They are working on a Geo-thermal snow removal system.

Sean O’Donnell – Requested a rendering showing view on and from rooftop area.

Marjorie Smith - concerned with SEQRA determination regarding the effect on traffic, Part 1 Section J. After discussion, it was explained why it is considered that there will be no significant impact.

Motion to open Public Hearing:

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried: 6:0:0

No Speakers

Motion to close Public Hearing:

Motion: Marjorie Smith

Second: Sean O’Donnell

Carried: 6:0:0

Anne Saylor – confirmed that conditions would be added regarding the Photometric plan.

There was a general discussion regarding Part 3 of SEQRA, clarification of the effect on surrounding historical properties, and the clarification of affordable housing.

Rosaura Andujar-McNiel – Likes the addition the property will bring to the neighborhood.

James Sullivan – pointed out they had done a lot with 40 Cannon Street and hope to do more with this property and others in the area that they hope to develop.

Anne asked if ready for the motion of negative declaration.

Marjorie Smith:

In insofar as the planning board has received a site plan application from 47 Cannon Street for adaptive reuse and new construction, resulting in a mixed use development with 66 dwelling units and 10,060 square feet of commercial space for a restaurant and artisan manufacturing. And that the application documents are available at and on file with the city's development department and are available on the city's website.

The applicant first appeared before the Planning Board in February of this year and the project

and application materials have been revised since the initial submission. The last submission having been made on June the 10th of this year. The Planning Board has identified the application as an unlisted action pursuant to the New York State Environmental Quality Review Act and declared its intent to serve as the lead agency.

The action is more fully detailed on a site plan prepared by LRC Group and Liscum McCormack and VanVoorhis with a revision date of June 8th, 2022. The elevations, floorplans and renderings by Liscum McCormack and VanVoorhis with the revision date of June 8, 2022, with the supplemental information, the Planning Board, as the lead agency, has received sufficient information to make a determination of significance as required by SEQR.

The Planning Board carefully reviewed all the application materials, all public comments received on the project, all city department review comments on the project, the EAF Part one and the comments of the Planning Board's architectural consultant.

I would move that the Planning Board, after careful consideration of the application and all of the criteria of significance set forth in the SEQR regulations at 6 NYC R.R. Part 617.7 as well as the SEQR Handbook and the other New York State Department of Environmental Conservation Guide Guidance on SEQR.

I would move that we approve EAF Parts two and three attached as exhibit A to the this resolution and adopt a negative declaration of environmental significance, finding that no significant adverse environmental impact will result from this project and that an environmental impact statement will not be required for the project.

Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 6:0:0

Natalie and Anne— shared information with the board and applicants regarding affordable housing, density bonus, determining rents, using HOME funds etc. and the usefulness of the included spreadsheet to the applicant to determine rents

Marjorie Smith:

So with regard to our file number, 2022056 previously referenced, the planning board has received a site plan application from 47 Cannon Street, LLC for site plan review relative to adaptive reuse and new construction, resulting in a mixed use development with 66 dwelling units and 10,062 square feet of commercial space for a restaurant and artisan manufacturing, our file 2021-056. The action, as previously reflected, is more fully detailed on the site plan prepared by LRC, Group and Liscum McCormack VanVoorhis with the revision date of June 8th, 2022 and elevations, floorplans and renderings by Liscum McCormack VanVoorhis with revision date of June 8th and supplemental information. The application documents are available on and on file with the city's development department and are on the city's public website.

The applicant first appeared before the Planning Board in February of 2022, and the project and

the application materials have been revised since the initial submission,
the last submission being made on June 10th, 2022.

The project is located in the Urban Village Subdivision, a subdistrict of the Poughkeepsie Innovation District, which limits the number of stories to six pursuant to the provisions of Table 3-27.2 of the Zoning Ordinance, Section 19-3.379 of the zoning ordinance allows a bonus height incentive of two additional stories in the PID UV applicants of housing developments that include more than 10% of units as affordable housing, with 50% of the affordable units priced to be affordable to 60 to 80% of Dutchess County AMI and 50% of the affordable units priced to be affordable at 80 to 100% of Dutchess County AmI.

The applicant has applied for the two story bonus with three units, one being a two bedroom and two one bedroom units to be provided at 80% of the Dutchess AMI and four units, that being one two bedroom unit and three one bedroom units at 100% of the Dutchess County AMI. That the rate amounts for the seven affordable units within the project will be established using the annual home rents and equivalents, as established by the United States Department of Housing and Urban Development, and Exhibit A, which is attached to the resolution, is incorporated herein by reference.

The minimum rents for the initial occupation of the affordable units shall be established at the time of the final site plan signature and at the request of the applicant, the city may reevaluate the minimum rents for initial occupation at the time, a certificate of occupancy is issued for each apartment to reflect any market changes that may have occurred between the time of the final site plan signature and the completion of the construction.

The applicant has agreed to maintain these units as affordable as outlined in perpetuity through a deed restriction, and the deed restriction will confirm the applicant's agreement to annual reporting requirements as determined by the Development Department.

The project includes provision of 68 onsite parking spaces, 65 of which shall be provided via a mechanical car stacking parking system and Section eight Section 19-6.1 of the zoning ordinance provides that if the cost of the improvements is anticipated to be in excess of \$30,000, a performance bond will be established to cover the cost of improvements based on advice from the city engineer. Following the recommendations of the engineering department, a performance bond will be established. Upon completion of the project prior to the issuance of the final certificate of occupancy and as built site plan set shall be submitted to the Development Department for Certification of compliance with the Planning Board approval.

I would move that the board grant site plan approval relative to the proposed mixed use development at 47 Cannon Street as filed reflected before with the condition that a lighting plan shall be submitted for review by city staff indicating that lighting color shall not exceed 3500 Kelvin spillage onto adjoining properties shall not exceed .5 foot candle and all exterior lighting fixtures shall be dark-sky compliant.

Motion: Marjorie Smith
Second: Nick DeLuccia

Carried: 6:0:0

129-131 CANNON STREET: EXPANSION OF NONCONFORMING USE

This is an application for site planning and special permit approval for the proposed expansion of a nonconforming use at 129 131 Cannon Street, including the construction of a 400 a 746 square foot addition and the conversion of the third floor of the existing building to a one live loft. The work with work live loft requires a special permit. The owner applicant is Cannon Street Collaborative, Daniel Rhode Consultant is John Sullivan. Grid number is 217994. The zoning district is the central commercial C2 district and this is five 2022 number ten.

Presenting: Daniel Rhode, Applicant and John Sullivan, Consultant

John Sullivan - discussed the changes made to the trash enclosure. There are comments for engineering and will comment on the new comments submitted today.

Natalie Quinn had asked for comments from the HDLPC. They mentioned that a historic building needs to be kept as true to the original structure as possible. She asked for more description regarding the outdoor stairs. John states that they would be of a light steel, as transparent as possible. Sean O'Donnell - questioned the material used. He thought corten steel would less maintenance - no painting. John had not considered it but metal stairs don't need a lot of maintenance. Sean also questioned why the storage was about 4 feet lower than the main structure. John presented reasons - felt it would be too dominating if it were larger and later commented that it stays within the rhythm of the architecture of the property as a whole.

Motion to Open Public Hearing:

Motion: Marjorie Smith

Second: Sean O'Donnell

Carried: 6:0:0

No Speakers

Motion to Close Public Hearing:

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried: 6:0:0

Rosaura asked what the landscaping requirements are for the project. John stated that there is a landscaping plan included. It was recommended to keep a landscaping buffer on three sides of the property. John demonstrated that the parking lot on the north and west have plantings. The eastern side property does not allow for planting so there will be a fence. Anne confirmed that is a requirement for a landscape buffer but the board can approve an opaque fence. Discussion continued regarding the type and color of the fence. Natalie reminded the board that this will need to be added as a resolution regarding the use of a beige vinyl 6' fence along the eastern border. More discussion about the fence and details of the requirements. Was settled to say that a 6' opaque fence. Also add as a condition reference the engineering comments that came in today on the letter dated June 14, 2022 shall be incorporated to the satisfaction of that department.

Following discussion, the Board approved the following resolution:

WHEREAS, the Planning Board has received an application from Cannon Street Collaborative/Daniel Rohde, for site plan and special permit approval for the proposed expansion of the nonconforming use at 129-131 Cannon Street, including the construction of a 746 square foot addition and the conversion of the third floor of the existing building to a work live loft, File #2022-010; and,

WHEREAS, this application has been classified as a Type 2 Action for the purposes of SEQRA, requiring no further environmental review; and,

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by William Moreau, with a revision date of 6/10/22, and supplemental documents; and,

WHEREAS, Section 19-6.1 of the Zoning Ordinance provides that if the cost of improvements is anticipated to be in excess of \$30,000, a performance bond will be established to cover the cost of improvements, based on advice from the City Engineer: following the recommendations of the Engineering Department, a performance bond will be established; and,

WHEREAS, pursuant to section 19-4.11(b)(2) the board approves use of a 6 foot opaque fence along the eastern property line; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan and special permit approval relative to the proposed expansion of the nonconforming use at 129-131 Cannon Street and the conversion of the third floor to a work live loft, with the following conditions, if any:

*Engineering comments outlined on the letter dated June 22nd, 2022, shall be incorporated to the satisfaction of that department.

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried: 6:0:0

I. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

117 NORTH HAMILTON STREET

Application for site plan review relative to the proposed wholesale storage, warehousing, manufacturing, creative, retail, contracting business. 24 off-street parking spaces are planned. Owner: 117 N Hamilton, LLC/North Hamilton Parcel LLC; Applicant: Baxter Development Corp.; Consultant: Rohde, Soyka & Andrews, Consulting Engineers, PC; Grid #6162-63-271278/266293; Zoning District: Light Industrial (I-1) District; File #2022-020

Presenter - Applicant, Developer, Owner, Eric Baxter

Brian Veltre recused himself from this review.

Erik Baxter described the project. General questions and comments were made by the board during the presentation. Natalie suggested outlines of adjacent structures and 25' buffer line so that it can be more easily seen and you don't have to toggle between two different pages.

Questioned regarding height of retaining wall. Erik said he would get back on that but it will be lower than the building.

Natalie questioned the trees. If they are over a certain diameter and will be removed they must be shown on the landscape plan. Also recommended a Natural Resource Inventory. Both required for next submission

Marjorie asked about the relationship to the trail. Erik mentioned that they had thought about that and the fact that there may be increased foot traffic. Several suggestions regarding types of retail space that may be put in there.

Marjorie commented about the color of the back building. Finds it to be too much of a contrast. Maybe it should be the same color as the front building.

Rosaura questioned whether the Light Industrial Zone allowed retail space. Judith is not sure. She mentioned that this was the first she heard of it as part of the plan. Erik clarified that it was the idea of having a maker space where someone can make chairs or ice cream in the back and sell it in the front.

Rosaura also pointed out that this is a residential area and suggested a more residential look to the structure to make it blend better. Discussion continued regarding the zoning of the property, the mixed use of the neighborhood, and the presence of the jail across the street. Also discussed reconfiguring buildings or altering the back building closest to the trail. Looked at changing the front recessed entrances to include awnings. The BAXTER sign on the back was discussed. Rosaura expressed concern about the northern boundary being against a residential property and that there is a bit less than the required 25' buffer.

Board recommends that Baxter put in an application to the ZBA regarding the reduced buffer in on the northern property line.

Marjorie Smith: With regard to our file, 2022 -20, 117 North Hamilton Street. I would move that the board declare itself lead agency for the purposes of SEQR, motion.

Second: Sean O'Donnell

Carried: 5:0:0

The board made a motion to authorize circulation of the application to the relevant agencies

Motion: Marjorie Smith

Second: Rosaura Andujar-McNeil

Carried: 5:0:0

A discussion was had regarding an architectural escrow.

A motion was made to require an escrow of no more than \$3,000 for an architectural review

Motion: Marjorie Smith

Second: Sean O'Donnell

Carried 5:0:0

Motion to adjourn the meeting made by Marge Smith at 8:00 PM and carried unanimously.

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

- I. **PROPERTY ADDRESS:** 15 North Cherry Street
- II. **PROPERTY OWNER:** North Cherry Holdings LLC
ADDRESS: 18 Sophia St
Monsey
NY 10952 (state and zip code)
PHONE NUMBER: 917-642-0410 (include area code)
- III. **NAME OF APPLICANT:** Chaim Hirsh
ADDRESS: 7 Lety Lane
Suffern
NY 10901 (state and zip code)
PHONE NUMBER: 917.642.0410 (include area code)
EMAIL ADDRESS: shragy@ccofny.com
- (If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)
- IV. **CONSULTANT:** AB Architekten
ADDRESS: 62 Allen Street, 2nd Floor
New York
NY 10002 (state and zip code)
PHONE NUMBER: (212) 334-1232 (include area code)
- V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Multi-Family
Residential Redevelopment of an Existing Building; Facade changes proposed for DU access & egress
- VI. **ZONING DISTRICT:** C-3, General Commercial

OFFICE USE ONLY

CODE: PLSF

ID # _____

FEE: _____

Total, from:
\$500, plus
\$ _____
(\$150 per 1000
square feet of floor
area), plus
\$ _____
(\$35 per number of
required parking
spaces), plus
\$ _____
(\$500 for special
permit, if applicable)

(Proceed to XVII for special permit & façade approval only)

PROJECT INFORMATION

New construction: _____(yes) ^X_____ (no)
Change of use: ^X_____ (yes) _____ (no)
Expansion/addition: _____ (yes) ^X_____ (no)
Alteration: ^X_____ (yes) _____ (no)
Cost of Construction: \$ 4,500,000.00

LOT AND BULK INFORMATION:

Lot area: 0.90 (acres) 39,204 (square feet)
Building Footprint: 0 (proposed square feet for new construction)
14,039 (existing square feet for change of use/expansion)
0 (additional proposed square feet for expansion)
13,495 (total building footprint, square feet)
Lot Coverage: 34.42% (percentage, building coverage only)
Gross Floor Area: 0 (proposed square feet for new construction)
39,899 (existing square feet for change of use/expansion)
0 (additional proposed square feet for expansion)
38,493 (total gross floor area, square feet)
Building Height: 3 + Cellar (stories) 37'-2" (feet)
Floor Area Ratio: 0.98 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 73
B) Number of Off-Street Parking Spaces provided: 22
C) Waiver Requested: ^X_____ (Yes) _____ (No)
Is municipal parking available within 600 feet? _____ (Yes) ^X_____ (No)

If yes, name all such municipal facilities: _____

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet?

_____ (Yes) ☒ (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board):

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Multiple Residence Rental
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 36

Number of two (2) bedroom unit's 6

Number with three or more bedrooms: 0

Total number of units: 42

C) Is funding public? _____ Yes ☒ No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (_____ Medical/Dental _____ Professional _____ Business)

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

- A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)
- B) Number of Employees: _____
- C) Number of Washing Machines (for laundromat): _____
- D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

- A) Type of Mercantile (specify): _____
- B) Number of Employees: _____
- C) Days/Hours of Operation: _____

XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS

- A) Specify Use: _____
- B) Number of seats (excluding bar stools and outdoor seating): _____
- C) Meals served (i.e., breakfast, lunch, dinner): _____
- D) Type of Menu: _____
- E) Days/Hours of Operation: _____
- F) Entertainment (live and/or recorded): _____
- G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No
- H) If yes, how many seats at the bar? _____
- I) Is a drive-through window proposed? _____
- J) Is a walk-up window proposed? _____
- K) Is an outdoor seating area proposed? _____
- L) If yes, how many seats are proposed? _____
- M) If yes, is outdoor cooking proposed? _____

XIV. INDUSTRIAL/COMMERCIAL PROPOSALS (Automobile repair, taxi, motor vehicle sales, warehouse, manufacturing, animal hospital, research facilities, etc.)

- A) Specify Use: _____
- B) Number of shifts (if any): _____
- C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)
- E) Number of work bays (if automobile repair): _____
- F) Days/Hours of operation: _____

XV. EDUCATIONAL/INSTITUTIONAL/RECREATIONAL PROPOSALS (e.g., Museums, Theatres, Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

A) Specify: _____

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): _____

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

G) Number of rental units (hotels, motels, etc.) _____

H) Number of boat slips/courts (e.g., tennis, handball, etc.), alleys: _____

I) Days/Hours of Operation: _____

XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific):

XVII. APPLICANT CERTIFICATION

I, Chaim Hirsch, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

The applicant certifies that all information contained herein is accurate and complete as of the date of this application.

Chaim Hirsch

Signature of Applicant

02-21-2022

Date

Transmittal

Date: 07/11/2022

Co: Building Department
62 Civic Center Plaza
Poughkeepsie, NY
12601

Attn: Judith Knauss

From: AB Architekten
62 Allen Street
2nd Floor
New York, NY
10002

Tel: (212) 334-1232

Pages: Transmittal / Cover Letter / Project Description, 8.5" x 11" (3 Pages)
Site Plan & Architectural Elevations, 24" x 36" (4 Pages)
Civil Engineering, 24" x 36" (3 Pages)
Fire Alarm, 24" x 36" (3 Pages)
Landscape Design, 24" x 36" (4 Pages)
Architectural Design and Presentation Plans, 11" x 17" (21 Pages)

Project: 15 North Cherry Street
Subject: 15 North Cherry Street Application for Site Plan & Façade Review

15 North Cherry Street, Poughkeepsie, NY
Proposed Adaptive Reuse Project
Planning Board Resubmission 02
June 28th, 2022

Cover Letter (Project Description):

The proposed adaptive reuse project, located at 15 North Cherry Street in Poughkeepsie, New York, focuses on bringing new life to a building initially constructed in the late 1800's. Through implementation of a floor-through unit typology, the development takes advantage of the existing building's long narrow floor plate with east and west exposures. The units' floor-through layout affords desirable double exposure and cross ventilation to residents. The addition of exterior stairs and balconies activates the façade and signifies the building's new use. The industrial character of the converted manufacturing building is preserved and celebrated while offering a more residential complexion as seen from the street.

- In this resubmission, a design section is included that addresses the development of the proposed steel structure (painted steel), walking surface (wood decking planks) and railing (painted steel). The materials have been selected for their durability, industrial aesthetic, and noise dampening properties. In order to maximize the longevity of the exterior steel work, all painted steel components will be properly prepared (wire-brushed to remove rust, cleaned and prepared for primer), primed (with a rust-inhibitor primer), painted (two coats of exterior metal paint) and maintained (routine cleaning, inspection and touch up as required).
- In order to better communicate and develop the design of the residential interactions on the exterior staircases and balconies, a series of walkthrough perspectives have been included that illustrate different experiences the residents may have on a day-to-day basis.
- The different window types are shown along with reference images that demonstrate function and color/finish.
- The exterior lighting strategy has been further explored working to take advantage of the unique opportunity the exterior staircase affords. While it is still intended to use wall sconces to signify the residential entry doors, linear fixtures options are being pursued that provide safe access, enhance the residents' experience, and compliment the building without creating light pollution for the surrounding area.
- An exterior awning has been added to the existing, one-story structure to the south in order to signify the main entry, to provide shelter from the weather as needed, and to better integrate it with the proposed building design.
- The exterior rendering from North Cherry Street has been updated to reflect the proposed design revisions.

In order to achieve the proposed intent, the applicant seeks Site Plan/Special Permit approval to convert the existing manufacturing building in a C-3 Zoning District to a multifamily residential development with associated amenities. The existing structures' footprints predate the current zoning ordinances and no changes are proposed that would increase or create additional noncompliance. The proposed typology mix in the main three-story structure is a mix of one- and two-bedroom units, in compliance with the minimum sizes as per Section 19-3.24(2)(b)(9). The existing one-story structure on the south side of the lot, as well as the open area in the north side yard of the site, are proposed to be used for amenities associated with the residential occupancy. A kids' playground and dog run are located at the north and an onsite gym and co working café are located at the south. These amenities will promote fitness and social interaction.

- In this resubmission, the setback of the proposed amenities at the north property line has been demarcated as part of the Fall Kill Trail and we look forward working with the planning staff and adjacent property owners in order to assist with the realization of this city amenity.
- Fencing concepts have been explored and are under development. Examples of the different fencing types and locations have been added. Our intent is to try to keep the site as open as possible while providing all the necessary safety and security.

Due to the nature of existing site conditions - an existing narrow rear yard and small side yard adjacent to the Fall Kill Creek - the proposed development locates all provided parking in the confines of the front yard. Consideration for a reduced parking requirement is sought in light of the project's proximity to Main Street where public transportation is available. The development seeks to appeal to an active, forward-thinking demographic, while still providing parking for less mobile residents. The remaining portions of the improved property shall be landscaped to provide buffering, minimize erosion and stormwater runoff, and improve the aesthetic of the site.

- The design and proposed materials for the secure refuse enclosure has been updated and illustrated.

This proposed project endeavors to contribute to the ever-improving quality of Poughkeepsie's architectural landscape. Through a circulation typology conducive to social interaction, and personal fitness, it prioritizes the well-being of Poughkeepsie's future inhabitants.

Sincerely,

Alex Blakely

PARCEL DATA

TAX MAP INFORMATION	SECTION 6162, BLOCK 79, LOT 344012
PARCEL ADDRESS	NORTH 15 CHERRY STREET POUGHKEEPSIE, NEW YORK 12601
LOT AREA	0.90± ACRES

PROPERTY LOCATION AND SIZE

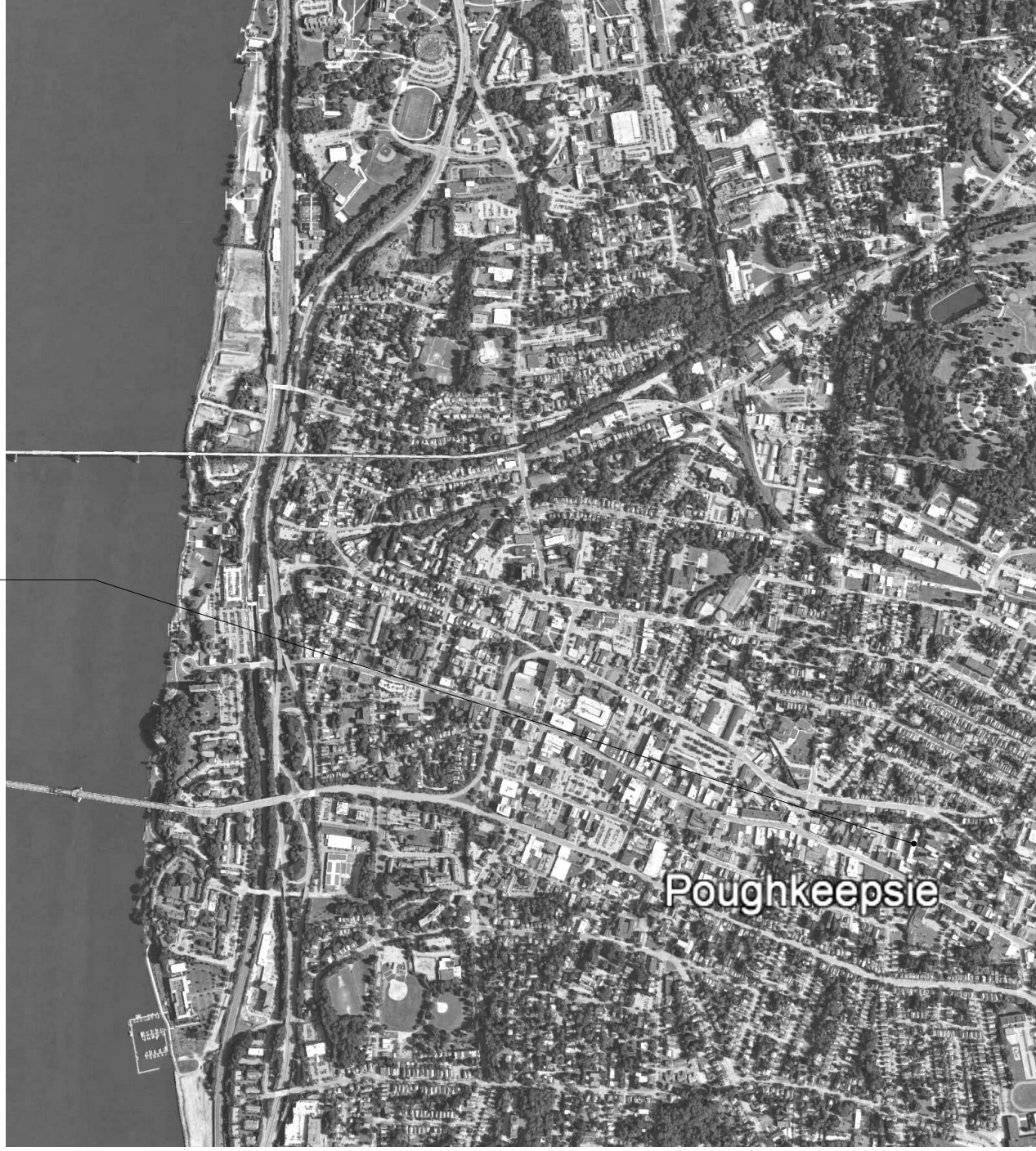
JURISDICTION	CITY OF POUGHKEEPSIE, NY
NAME	15 NORTH CHERRY STREET
ADDRESS	15 NORTH CHERRY STREET, POUGHKEEPSIE, NY 12601
SIZE	0.90 ACRES OR ± 39,204 SQ FT

ADJACENT PROPERTIES TAX MAP INFORMATION:

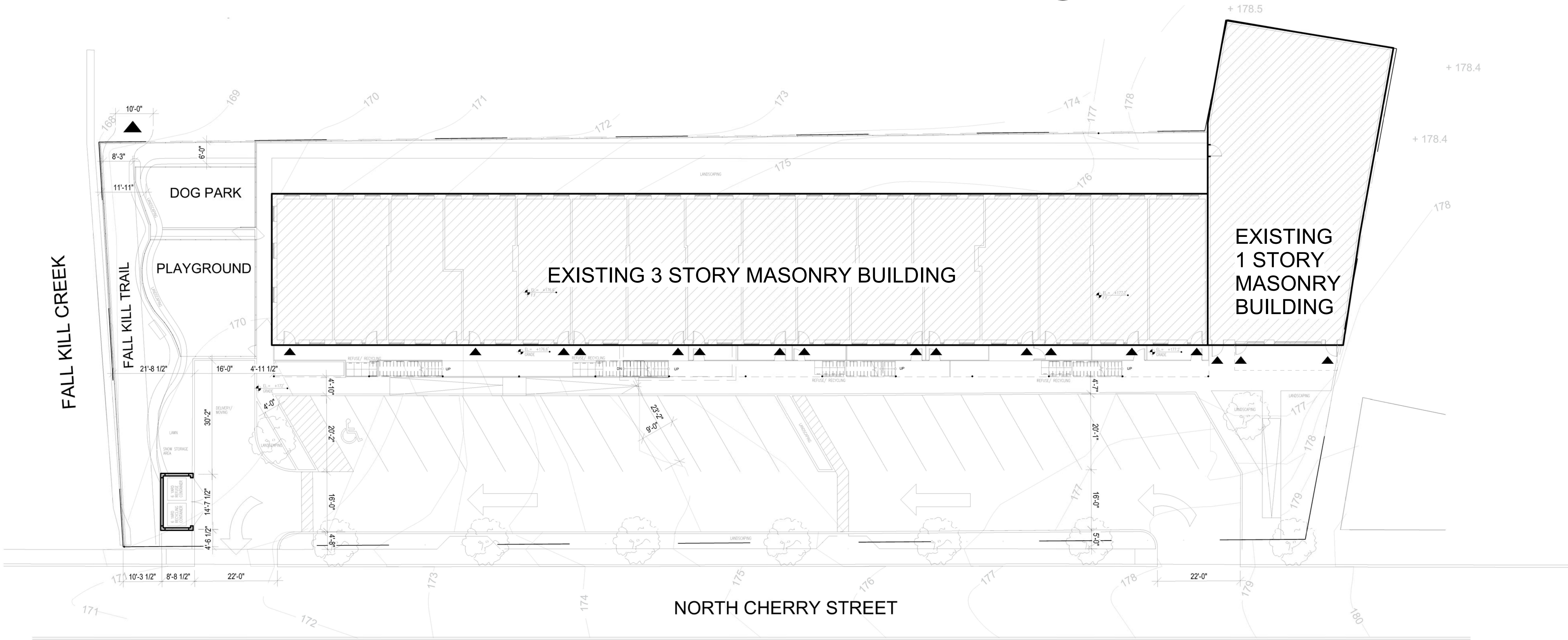
PARCEL #	PARCEL ADDRESS	AREA	OWNER	OWNER ADDRESS
326997	519 MAIN ST, POUGHKEEPSIE 126010000	0.01 ACRES	YEUNG , SHING FU (PRIMARY)	1055 DUTCHER DR, FISHKILL NY 12524
330013	8 N CHERRY ST, POUGHKEEPSIE 126010000	0.43 ACRES	NORTH CHERRY STREET HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
333026	N CHERRY ST, POUGHKEEPSIE 126010000	0.25 ACRES	NORTH CHERRY STREET HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
339035	418 MAPLE ST, POUGHKEEPSIE 126010000	0.04 ACRES	MCGRANE , PETER (PRIMARY)	164 WHITMAN RD, YONKERS NY 107100000
348034	420-422 MAPLE ST, POUGHKEEPSIE 126010000	0.14 ACRES	JOHNSON , NICHOLAS (PRIMARY)	19 IRELAND DR, POUGHKEEPSIE NY 126030000
356033	MAPLE ST, POUGHKEEPSIE 126010000	0.04 ACRES	JOHNSON , NICHOLAS (PRIMARY)	19 IRELAND DR, POUGHKEEPSIE NY 126030000
363017	17 ROSE ST, POUGHKEEPSIE 126010000	0.84 ACRES	FALLKILL COMMONS HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
358007	9 ROSE ST, POUGHKEEPSIE 126010000	0.17 ACRES	JANENDO , JOHN JR A (PRIMARY)	9 ROSE ST, POUGHKEEPSIE NY 126010000
356004	7 ROSE ST, POUGHKEEPSIE 126010000	0.17 ACRES	MARKOVIC , ANTO (PRIMARY)	40 OLD ROUTE 52, STORMVILLE NY 12582
354999	ROSE ST, POUGHKEEPSIE 126010000	0.22 ACRES	FALLKILL COMMONS HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
343990	521 MAIN ST, POUGHKEEPSIE 126010000	0.54 ACRES	521-527 MAIN STREET CORP (PRIMARY)	PO BOX 4, BILLINGS NY 125100000



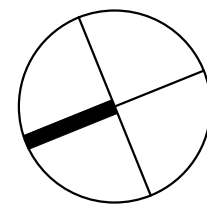
1 TAX MAP
N.T.S.



2 LOCATION MAP
N.T.S.



3 SITE PLAN.
1/16" = 1'-0"



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2	REVISION 2	08.28.22
1	REVISION 1	03.29.22
#	SUBMISSION	02.22.22

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15 NORTH CHERRY ST

SITE PLAN

AB	PROJECT #
CHECKED BY	As indicated
SCALE	DATE

A-100

DRAWING # 17 OF 42

I. PROPERTY LOCATION AND SIZE

1. JURISDICTION:	CITY OF POUGHKEEPSIE, NY
2. NAME:	15 NORTH CHERRY STREET
3. ADDRESS:	15 NORTH CHERRY STREET, POUGHKEEPSIE, NY 12601
4. SIZE:	.90 ACRES OR +/- 39,204 SQ FT

II. EXISTING LAND USE AND ZONING

1. DATE OF EXISTING ORDINANCE	1979 CITY OF POUGHKEEPSIE ZONING ORDINANCE
2. EXISTING ZONING DESIGNATION	C-3 GENERAL COMMERCIAL
3. ADJACENT ZONING DESIGNATION AND OR USES (IF APPLICABLE):	NORTH: R-4 MEDIUM HIGH – DENSITY RESIDENTIAL C-3 GENERAL COMMERCIAL EAST: R-4 MEDIUM HIGH – DENSITY RESIDENTIAL C-1 NEIGHBORHOOD COMMERCIAL SOUTH: C-1 NEIGHBORHOOD COMMERCIAL WEST: C-3 GENERAL COMMERCIAL
4. EXISTING LAND USE:	COMMERCIAL - STORAGE, WAREHOUSE AND DISTRIBUTION FACILITIES

III. PROPOSED LAND USE AND ZONING

1. PROPOSED ZONING DESIGNATION:	C-3 GENERAL COMMERCIAL
2. PROPOSED LAND USE:	COMMERCIAL - LIVING ACCOMMODATIONS: APARTMENTS
3. IS USE PERMITTED?	PERMITTED ONLY BY SPECIAL USE PERMIT ISSUED THE PLANNING BOARD.

IV. SPECIAL USE PERMIT REQUIREMENTS 19-3.24-9

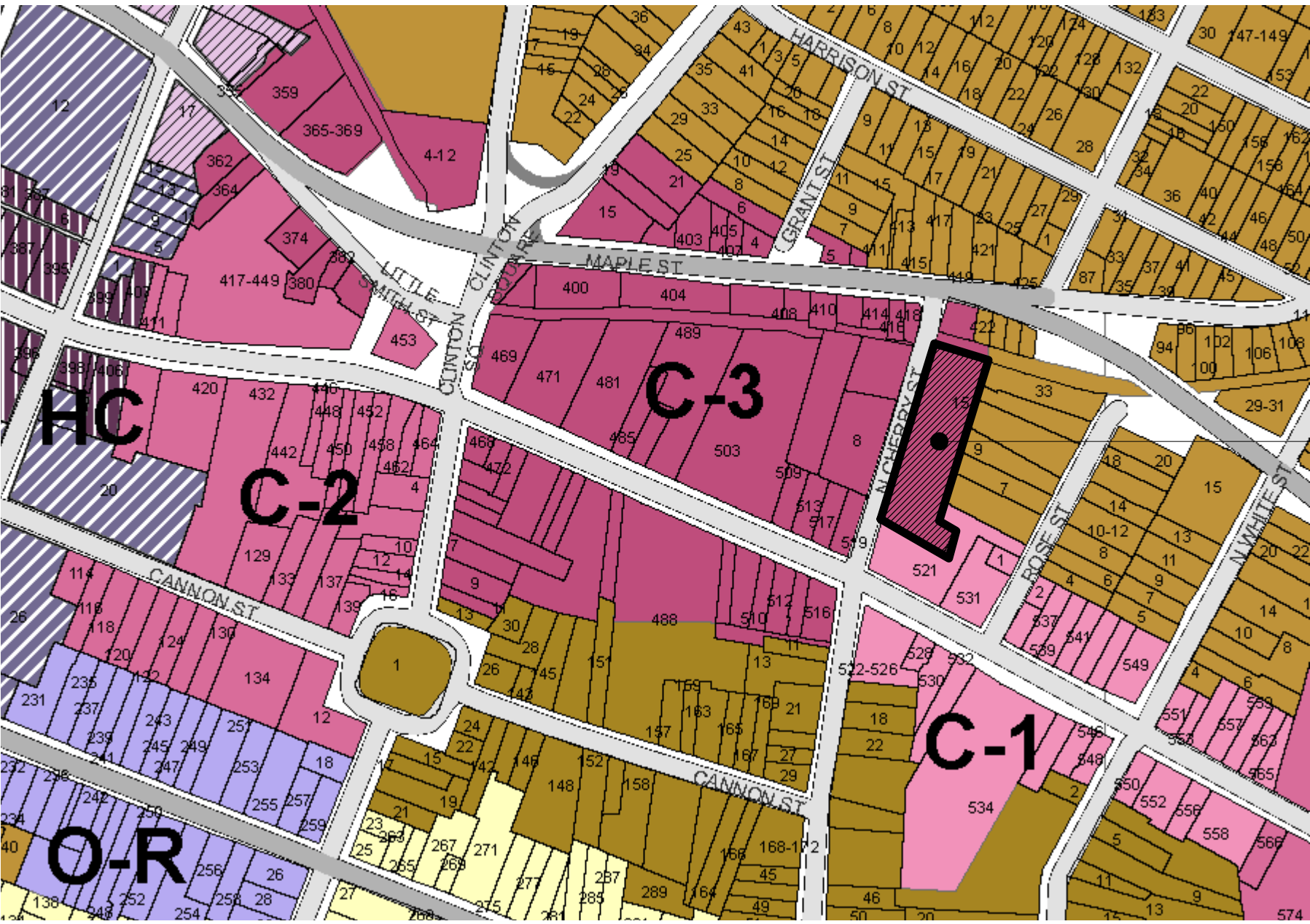
	REQUIRED	EXISTING	PROPOSED
1. BUILDING IS IN EXISTENCE ON THE EFFECTIVE DATE OF THE ZONING ORDINANCE.	YES	YES	YES
2. NO DWELLING UNIT SHALL CONTAIN MORE THAN TWO BEDROOMS	YES	N/A	2
3. MIN. STUDIO DWELLING UNIT SQUARE FOOTAGE	400 SQ FT	N/A	N/A
4. MIN. ONE BEDROOM DWELLING UNIT SQUARE FOOTAGE	600 SQ FT	N/A	600 - 700 SQ FT
5. MIN. TWO BEDROOM DWELLING UNIT SQUARE FOOTAGE.	750 SQ FT	N/A	1,100 - 1,200 SQ FT
6. MIN LIVE/WORK LOFT DWELLING UNIT SQUARE FOOTAGE.*	800 SQ FT	N/A	N/A
7. *LIVE WORK UNITS SHALL NOT BE USED AS RETAIL SHOP, GALLEY, OR ANY USE THAT RELIES ON REGULAR CUSTOMER OR CLIENT VISITATION AS PART OF NORMAL OPERATION. NO LOFT SHALL SERVES AS A PLACE FROM WHICH, COMMERCIAL VEHICLES ARE DISPATCHED OR OPERATED.			
8. OFF STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 19 - 4.3, AND SUCH PARKING SHALL BE LOCATED WITHIN 600 FEET OF THE PREMISES.			

V. SUMMARY OF BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
1. BUILDING SET-BACK LINES FRONT: SIDE: REAR:	10 FEET 10 FEET EACH 20 FEET TOTAL 20 FEET*	43.5 FEET 42 FEET / 0 FEET 42 FEET 2.6 FEET	51.5 FEET NO CHANGE NO CHANGE 14 FEET
		*WHERE C-3 DISTRICT IS WITHIN 50 FEET OF ANY R-1 THROUGH R-6 DISTRICT, A LANDSCAPED BUFFER OF AT LEAST 20 FEET SHALL BE PROVIDED ALONG THE PROPERTY LINE	
2. LOT AREA:	NONE	39,204 SQ FT	NO CHANGE
3. LOT WIDTH:	UNLISTED	+/- 316.25 FEET	NO CHANGE
4. LOT FRONTAGE:	40 FEET	+/- 314 FEET	NO CHANGE
5. BUILDING HEIGHT:	UNLISTED	+/- 37 FEET 2 INCH	NO CHANGE
6. LOT COVERAGE:	60%	35.81%	34.42%
7. USABLE OPEN SPACE:	UNLISTED	N/A	N/A
8. FLOOR AREA RATIO (FAR):	2.0	0.98	1.01

VI. OFF – STREET PARKING AND LOADING

	REQUIRED	EXISTING	PROPOSED
1. PLANTINGS AT STREET OR PROPERTY LINE (SEPARATING PARKING). MIN WIDTH: MIN HEIGHT: MAX SPACING:	3 FEET 3 FEET 3 FEET	N/A N/A N/A	3 FEET 3 FEET 3 FEET
2. MAX. CONTINUOUS PARKING ROW:	12 SPACES	N/A	11 SPACES
3. MAX UNINTERRUPTED PARKING AREA:	24 SPACES	N/A	22 SPACES
4. SCREENING:	WHERE A PARKING AREA FOR 3 OR MORE VEHICLES ABUTS A RESIDENTIAL PROPERTY, IT SHALL BE SCREENED FROM VIEW BY MEANS APPROVED BY PLANNING BOARD.		
5. ACCESS LANES AREAS SERVING < 20 SPACES AREAS SERVING >20 SPACES	ONE 15' WIDE LANE TWO 10' WIDE LANES	N/A N/A	N/A VARIES
6. PARKING SPACES MIN LENGTH: MIN WIDTH:	20 FEET LONG 9 FEET WIDE	N/A N/A	20 FEET LONG 9 FEET WIDE
7. PARKING AISLE MIN AISLE BETWEEN ROWS MIN AISLE FOR ANGLE PARKING	22 FEET AISLE 16 FEET AISLE	N/A N/A	N/A 16 FEET AISLE
8. ENTRANCE EXIT DISTANCE FROM INTERSECTION:	50 FEET MIN	>50 FEET	>50 FEET
9. PARKING REQUIREMENTS* STUDIO.....1 SPACE 1 – BEDROOM.....1.5 SPACES 2 – BEDROOM.....2 SPACES LIVE / WORK LOFT.....1 SPACE *ADD 10 % TO TOTAL FOR VISITORS.	73 SPACES	N/A	22 SPACES



1 ZONING MAP
N.T.S.

BUILDING GROSS FLOOR AREA - EXISTING			
FLOOR	3-STORY BLDG GROSS F.A.	1-STORY BLDG GROSS F.A.	TOTAL GROSS F.A.
CELLAR	5,274.89		5,274.89
1ST FLOOR	10,549.39	3,489.79	14,039.18
2ND FLOOR	10,292.39		10,292.39
3RD FLOOR	10,292.39		10,292.39
TOTAL ABOVE GRADE	31,134.17	3,489.79	34,623.96
TOTAL INCL. CELLAR	36,409.06	3,489.79	39,898.85

BUILDING GROSS FLOOR AREA - PROPOSED			
FLOOR	RESIDENTIAL GROSS F.A.	AMENITIES GROSS F.A.	TOTAL GROSS F.A.
CELLAR	4,987.62		4,987.62
1ST FLOOR	10,005.12	3,489.79	13,494.91
2ND FLOOR	10,005.12		10,005.12
3RD FLOOR	10,005.12		10,005.12
TOTAL ABOVE GRADE	30,015.36	3,489.79	33,505.15
TOTAL INCL. CELLAR	35,002.98	3,489.79	38,492.77

F.A. RATIO (LOT/GROSS F.A.) 0.98

PARKING SCHEDULE					
	UNIT TYPE	UNITS	REQUIRED BY TYPE	REQUIRED	PROVIDED
RESIDENTIAL TOTAL	STUDIO	0	1 SPACE PER UNIT	0	
	ONE BEDROOM	36	1.5 SPACES PER UNIT	54	
	TWO BEDROOM	6	2 SPACES PER UNIT	12	
	ADDITIONAL 10% VISITOR REQUIREMENT			7	
TOTAL				73	22

UNIT SCHEDULE				
FLOOR	UNIT TYPE			TOTAL
	STUDIO	1-BED	2-BED	
CELLAR				0
1ST FLOOR		16	0	16
2ND FLOOR		16	0	16
3RD FLOOR		4	6	10
ROOF/BULKHEAD				0
TOTAL UNIT COUNT	0	36	6	42

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15 NORTH CHERRY ST

ZONING ANALYSIS &
AREA TABULATIONS

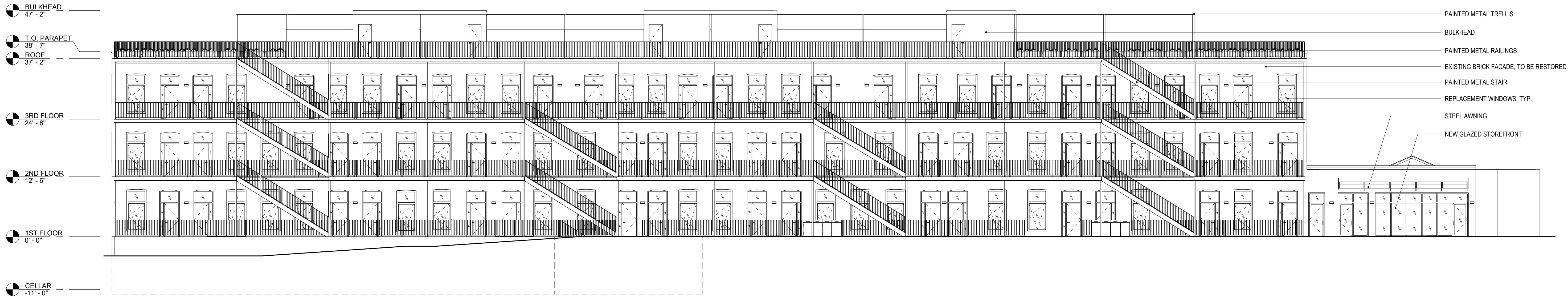
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SCALE DATE

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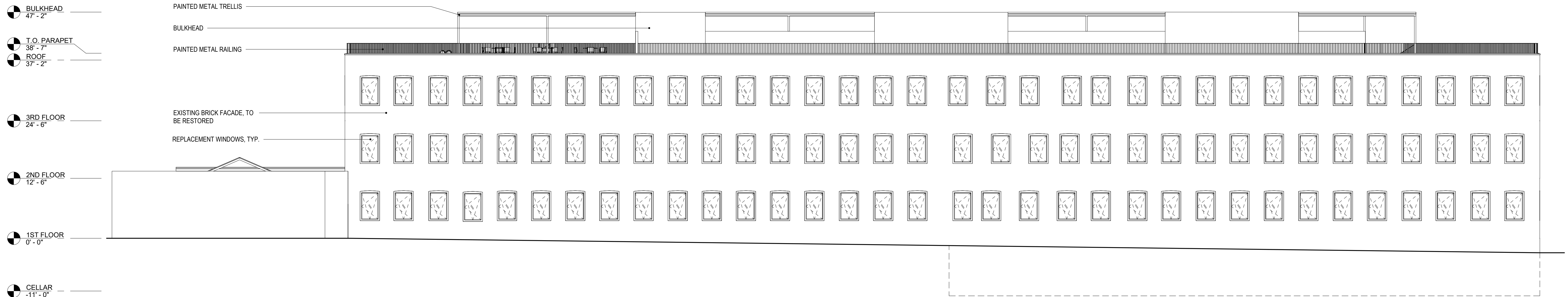
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1 WEST ELEVATION

3/32" = 1'-0"



2 EAST ELEVATION

3/32" = 1'-0"

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1	REVISION 1	06.28.22
#	SUBMISSION	02.22.22

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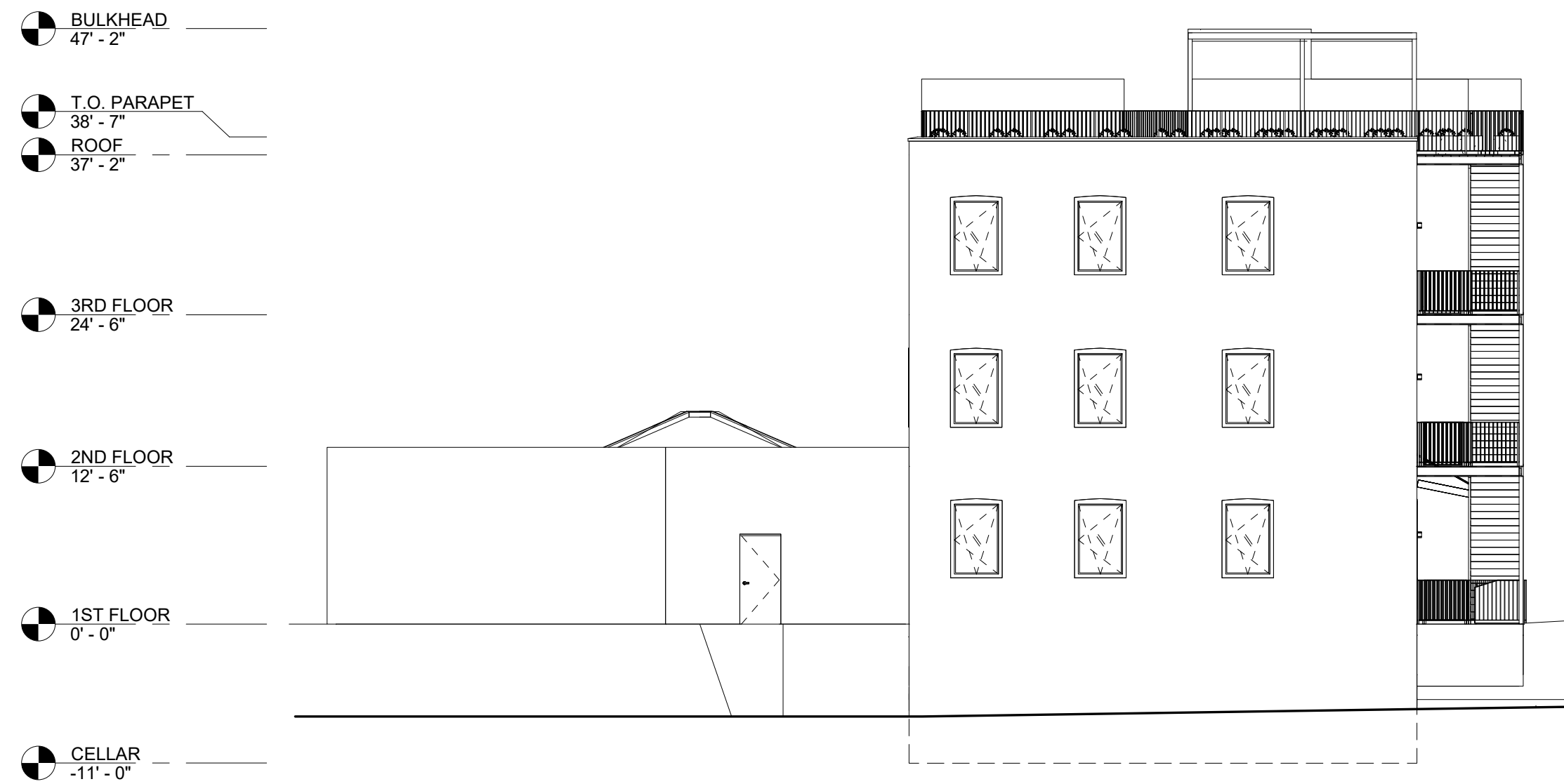
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15 NORTH CHERRY ST

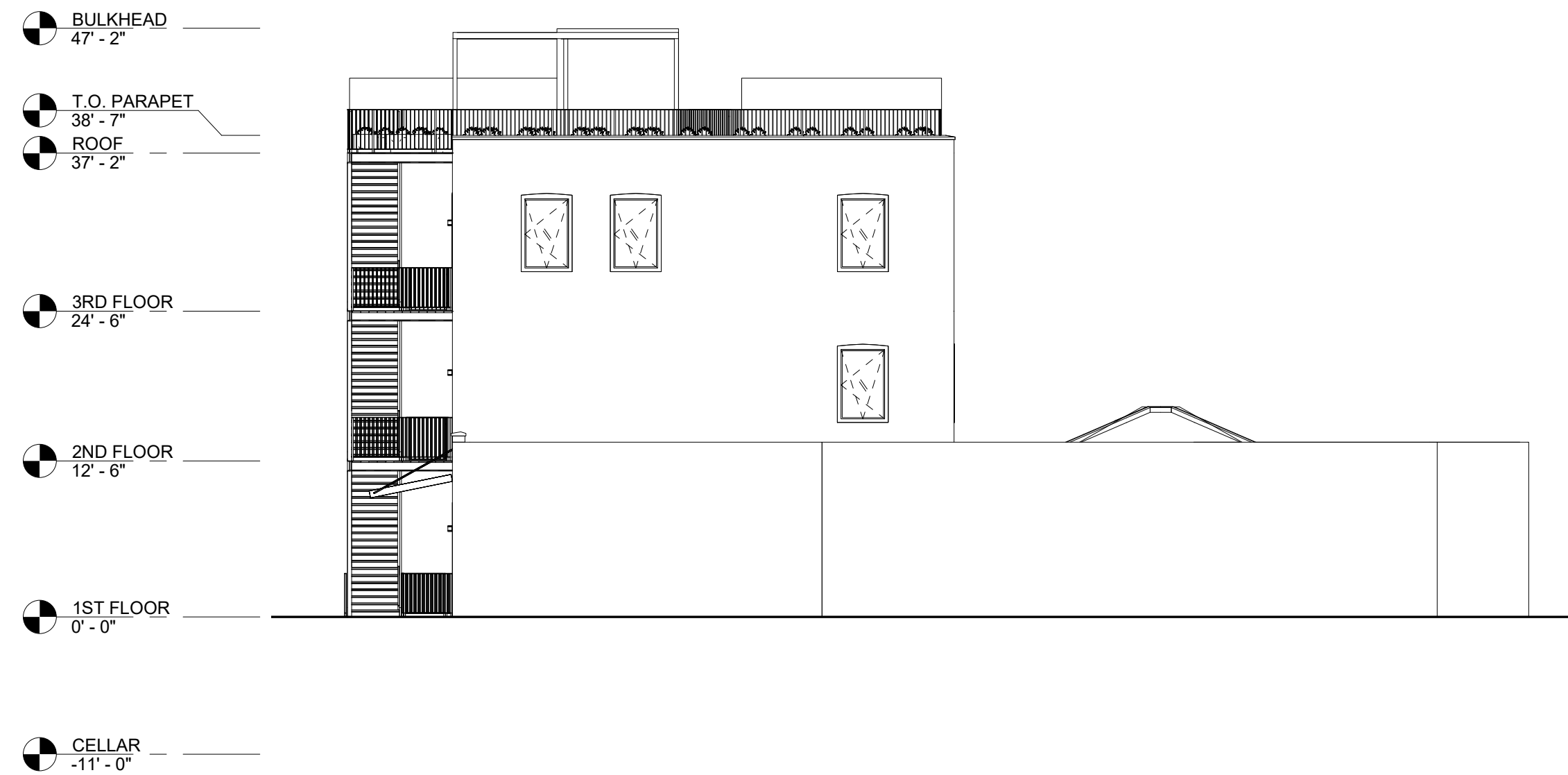
EAST AND WEST
ELEVATIONS

AB	PROJECT #
CHECKED BY	3/32" = 1'-0"
SCALE	DATE

A-401
DRAWING #



1 NORTH ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"

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15 NORTH CHERRY ST

NORTH AND SOUTH
ELEVATIONS

DRAWING TITLE	
AB	
CHECKED BY	PROJECT #
3/32" = 1'-0"	06/28/22
SCALE	DATE

A-402
DRAWING #

15 NORTH CHERRY STREET

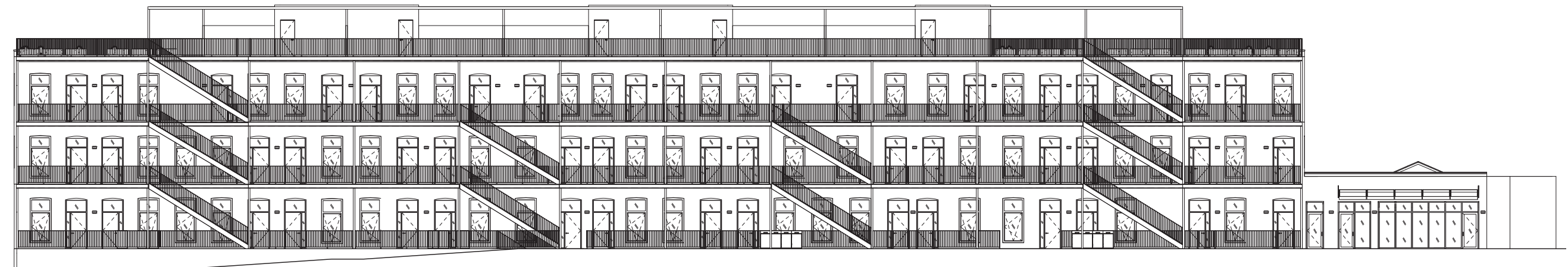
Poughkeepsie, NY

SITE PLAN & FACADE REVIEW

June 28, 2022

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2	Introduction
3	Historical Landmarks Map
4	Intervention Diagram
5	City Transportation Map
6	Site Plan
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8	Proposed 1st and 2nd Floor Plan
9	Proposed 3rd Floor and Roof Plan
10	West Facade Elevation
11	Walkthrough Perspectives
16	Balcony Section
17	Lighting Concepts
18	Window Types
19	Refuse Enclosure
20	Fencing Concepts
21	Southwest Perspective



INTRODUCTION

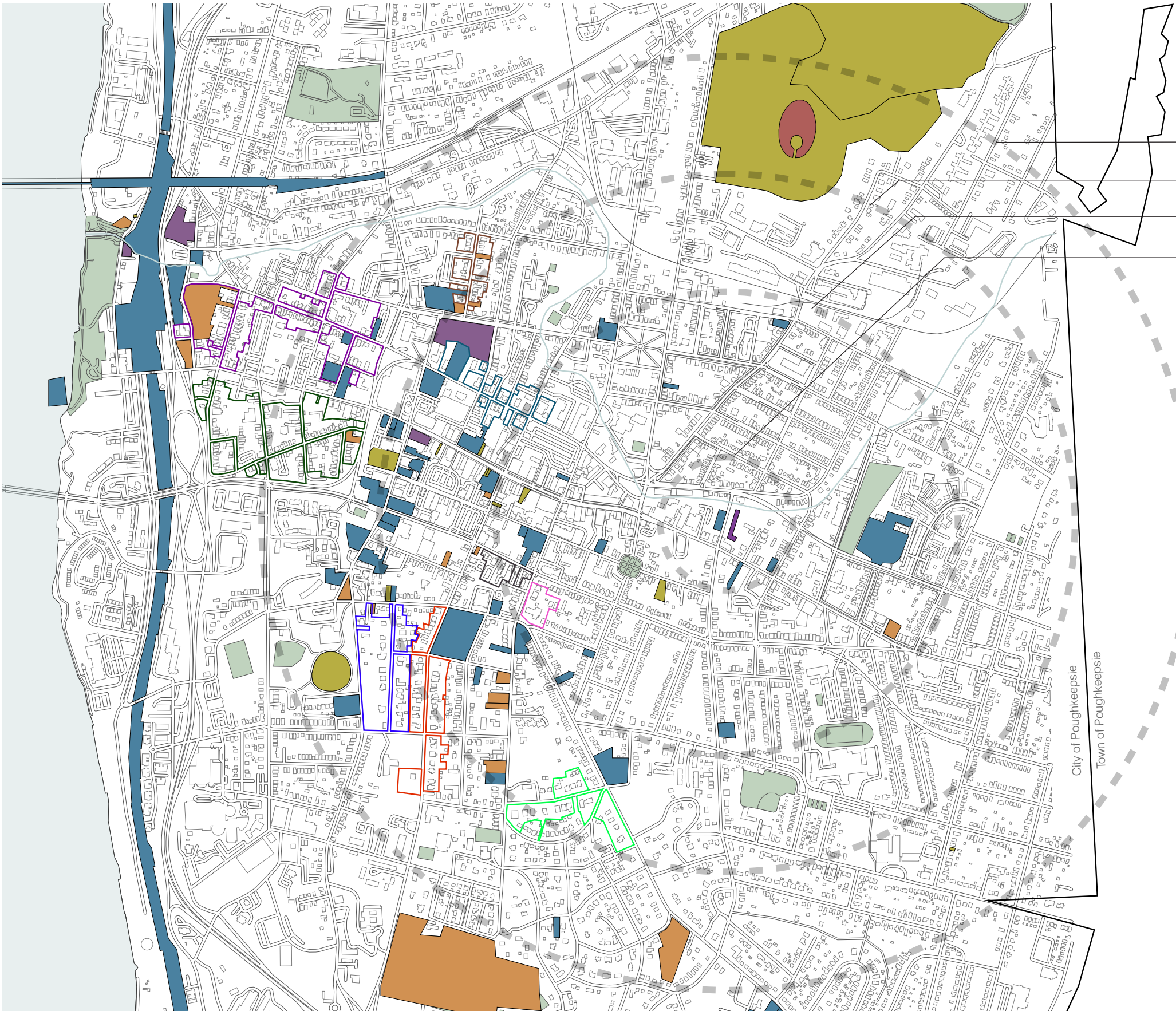
The proposed adaptive reuse project, located at 15 North Cherry Street in Poughkeepsie, New York, focuses on bringing new life to a building initially constructed in the late 1800’s. Through implementation of a floor-through unit typology, the development takes advantage of the existing building’s long and narrow floor plate with east and west exposures. The units’ floor-through layout affords desirable double exposure and cross ventilation to residents.

The addition of exterior stairs and balconies activates the façade and signifies the building’s new use. The industrial character of the converted manufacturing building is preserved and celebrated while offering a more residential complexion as seen from the street. The composition of balconies and exterior stairs creates a memorable formal expression, with which residents can identify and connect, while lending individuality to the variety of units.

The development seeks to appeal to an active, forward-thinking demographic, while still providing parking for less mobile residents. This proposed project endeavors to contribute to the ever-improving quality of Poughkeepsie’s architectural landscape. Through a circulation typology conducive to social interaction, and personal fitness, it prioritizes the well-being of Poughkeepsie’s future inhabitants.

MISSION

- (1) HISTORICAL PRESERVATION
- (2) REVITALIZATION THROUGH STRATEGIC ARCHITECTURAL INTERVENTION
- (3) CITY CONNECTIVITY



(1) HISTORICAL PRESERVATION

- 1 MILE RADIUS
- 3/4 MILE RADIUS
- 1/2 MILE RADIUS
- 600 FOOT RADIUS

KEY

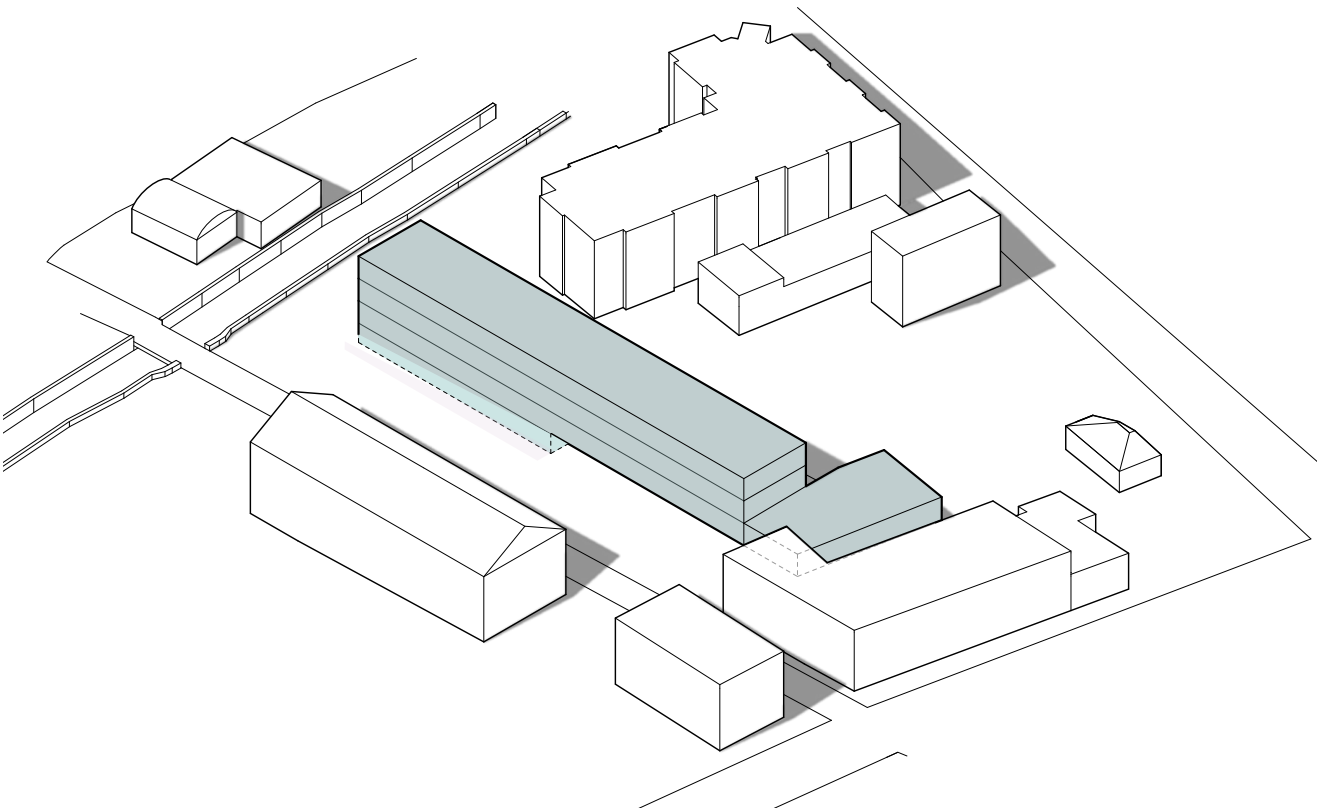
Historical Landmarks

- Local
- Local and State
- Local, State, and National
- State
- State and National

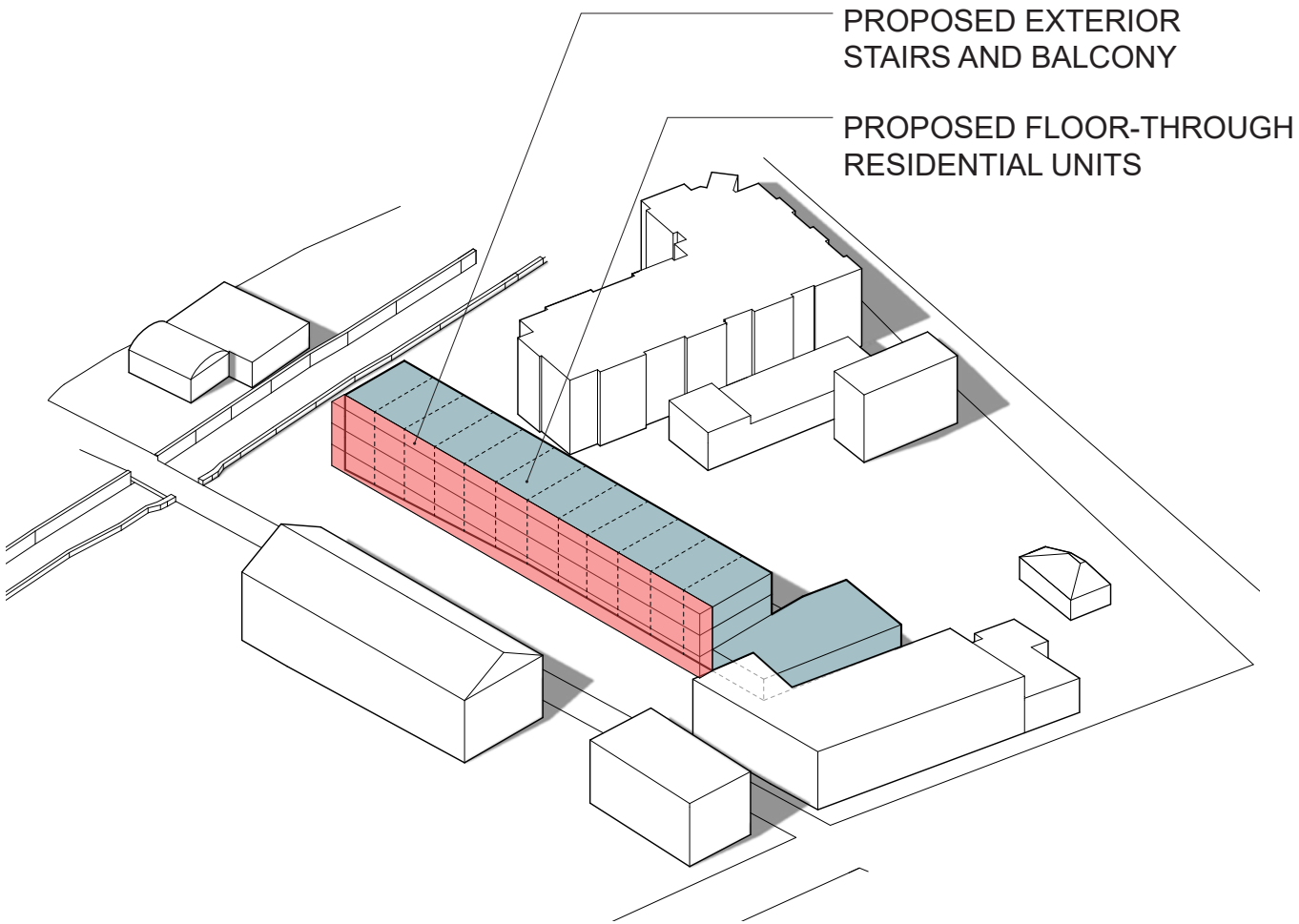
Historical Districts

- Mill St - N. Clover St
- Union St
- Balding Ave
- Upper Mill St
- Vassar-Warner Row
- Garfield Place
- Academy Street
- Dwight St - Hooker Ave
- Church Street Row

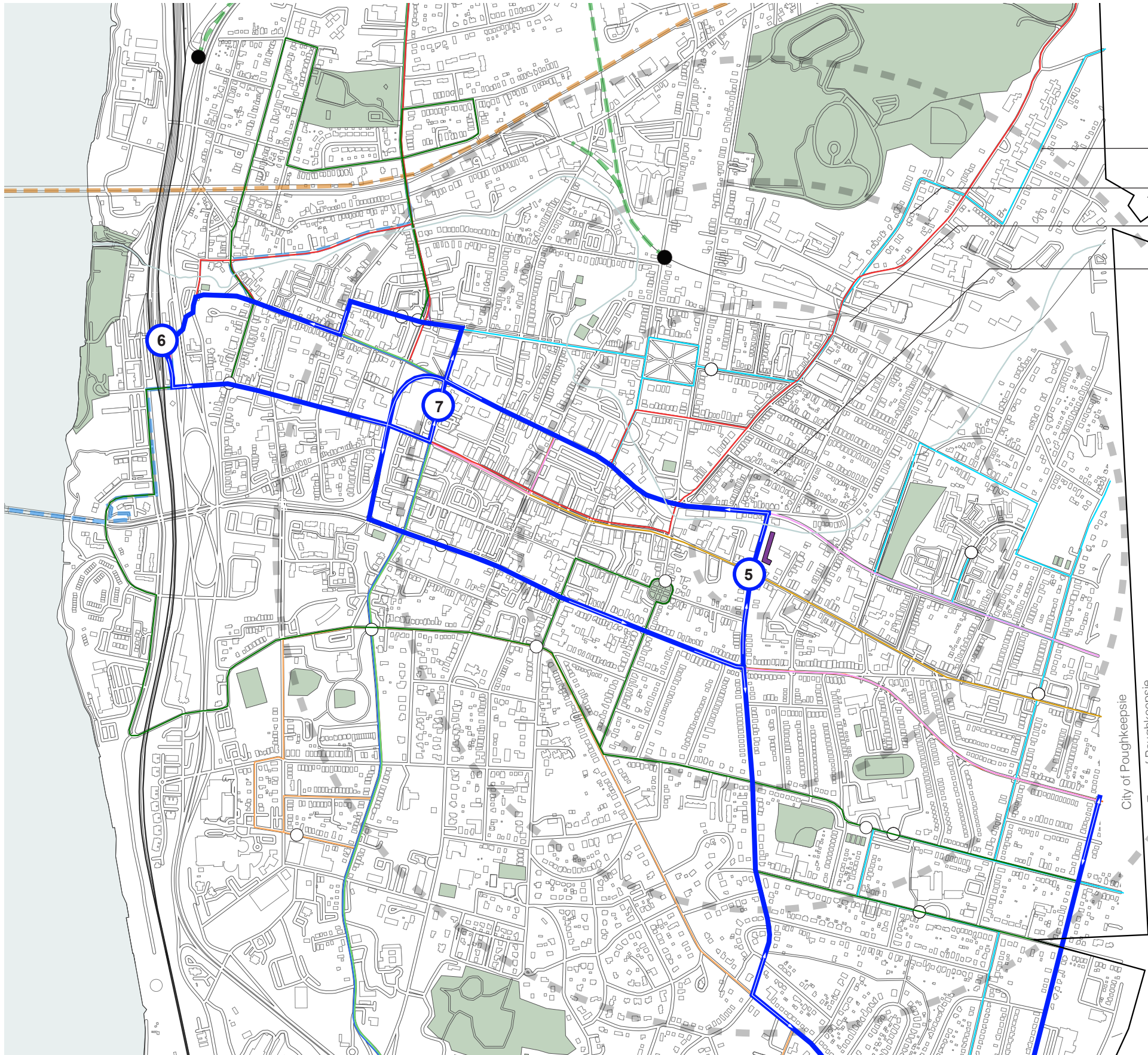
(2) REVITALIZATION THROUGH STRATEGIC ARCHITECTURAL INTERVENTION



EXISTING CONDITIONS



PROPOSED INTERVENTION



(1) CITY CONNECTIVITY

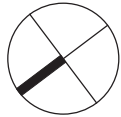
- 1 MILE RADIUS
- 3/4 MILE RADIUS
- 1/2 MILE RADIUS
- 600 FOOT RADIUS

KEY

Poughkeepsie Bus Routes

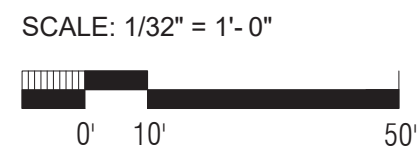
- Route A - PK to Fishkill
- Route B - PK to Beacon
- Route C - PK to Tivoli
- Route D - PK to Wassaic
- Route E - PK to Pawling
- Route H - PK Transit Hub to Dutchess County College
- Route J - PK Transit Hub to Hyde Park
- Route K - PK to The Shoppes at South Hills
- Route L - PK to Stop & Shop or Adam Fairace Farms
- Route M - PK to Grand Avenue at Hooker Ave.
- Route P - PK Transit Hub to PK Highschool
- PRL - PK Train Station to Hudson River Housing
- Urban Trail path
- W.R.S. Dutchess Rail Trail
- Walkway Loop Trail
- Poughkeepsie Train Station
- Access to Urban Trail
- Other Bus Stops
- PRL Stops: 5 - N Cherry St & Main St
6 - Poughkeepsie Train Station
7 - Dutchess County Transit Hub

FREQUENCY OF PRL LINE STOPS IN MORNING AND EVENING DURING RUSH HOURS	40 MIN.
PRL LINE TRAVEL TIME BETWEEN SITE AND POUGHKEEPSIE TRAIN STATION	10 MIN.



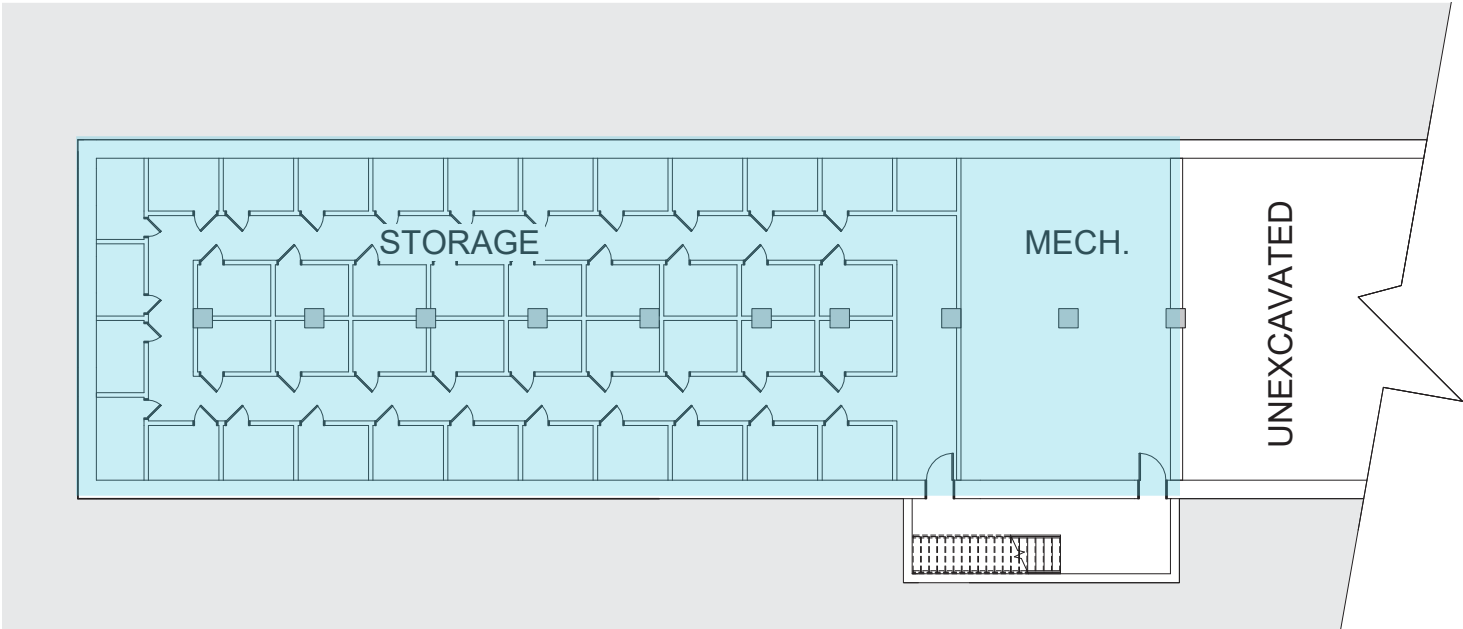
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- RESIDENTIAL
- AMENITIES

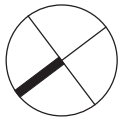


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- RESIDENTIAL
- AMENITIES



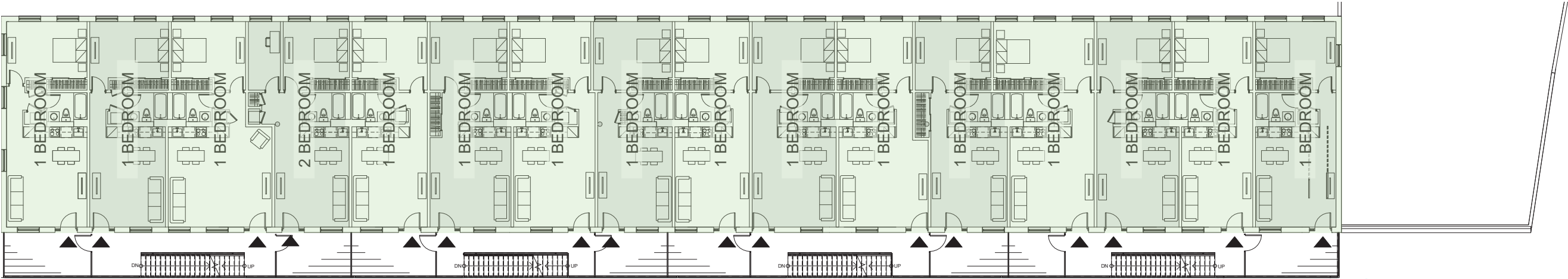
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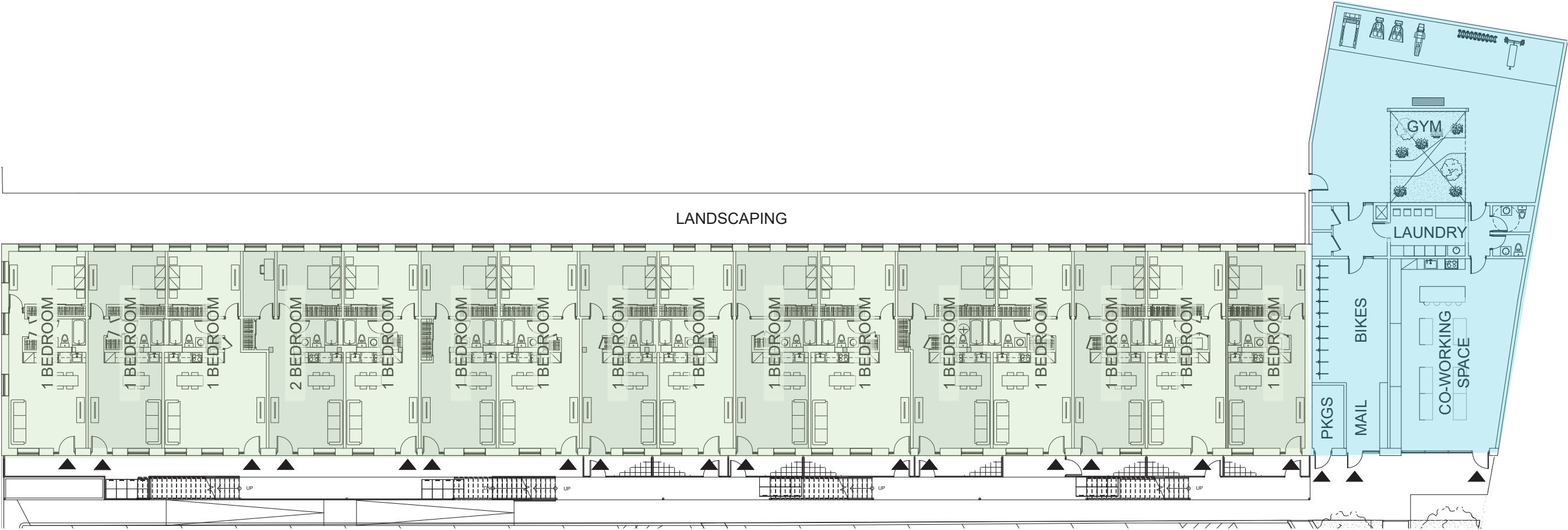
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- AMENITIES

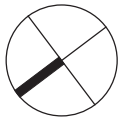
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1ST FLOOR



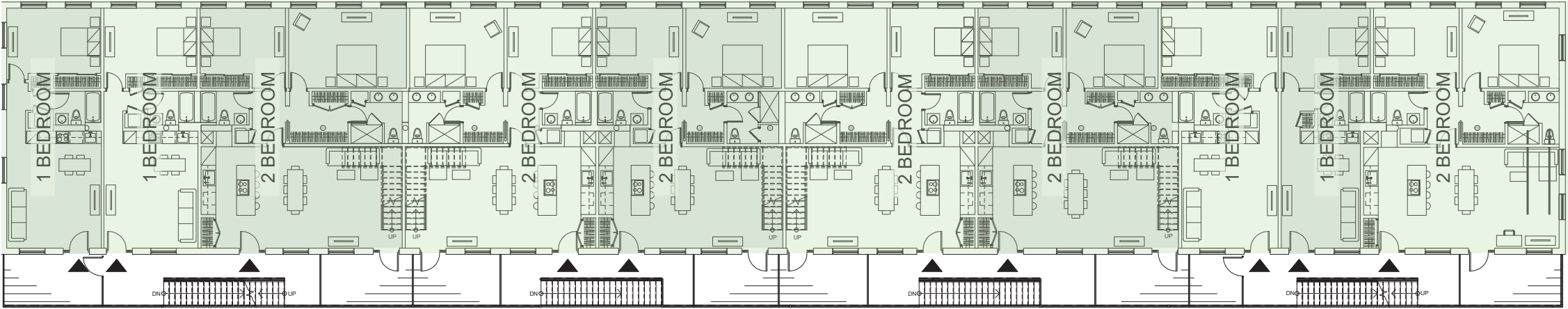
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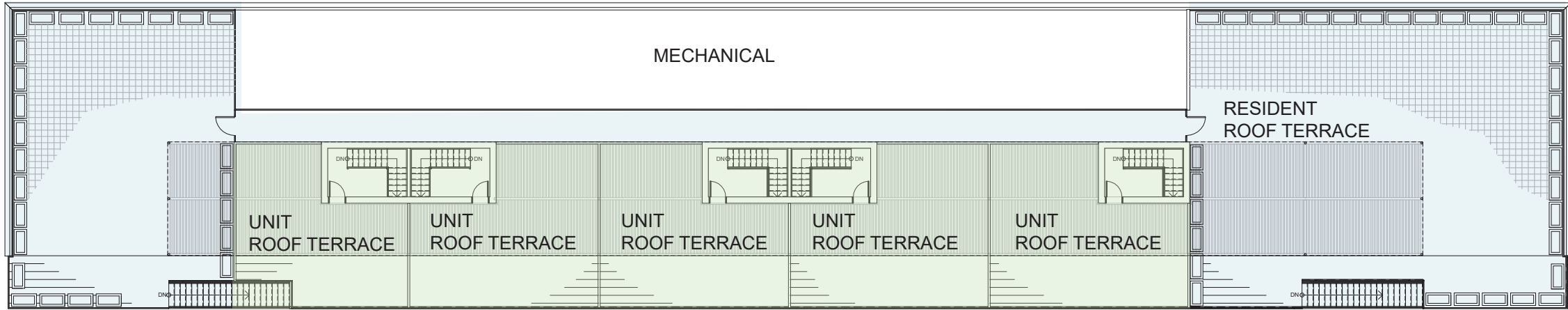
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- AMENITIES

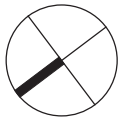
3RD FLOOR

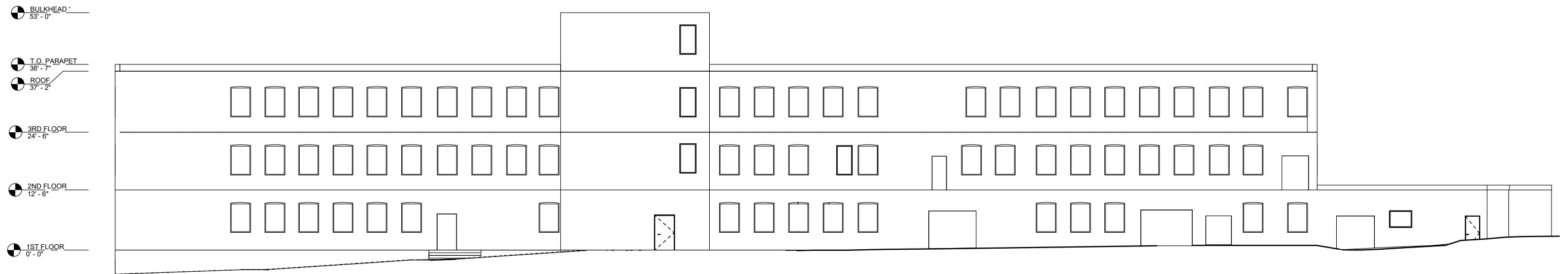


ROOF

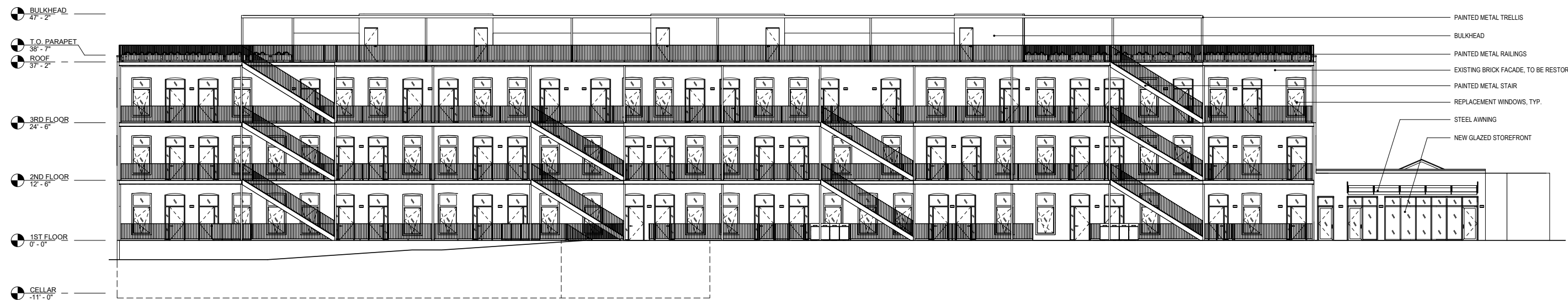


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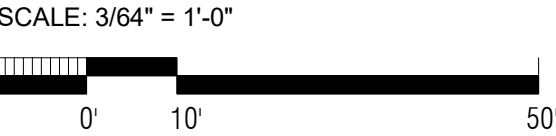


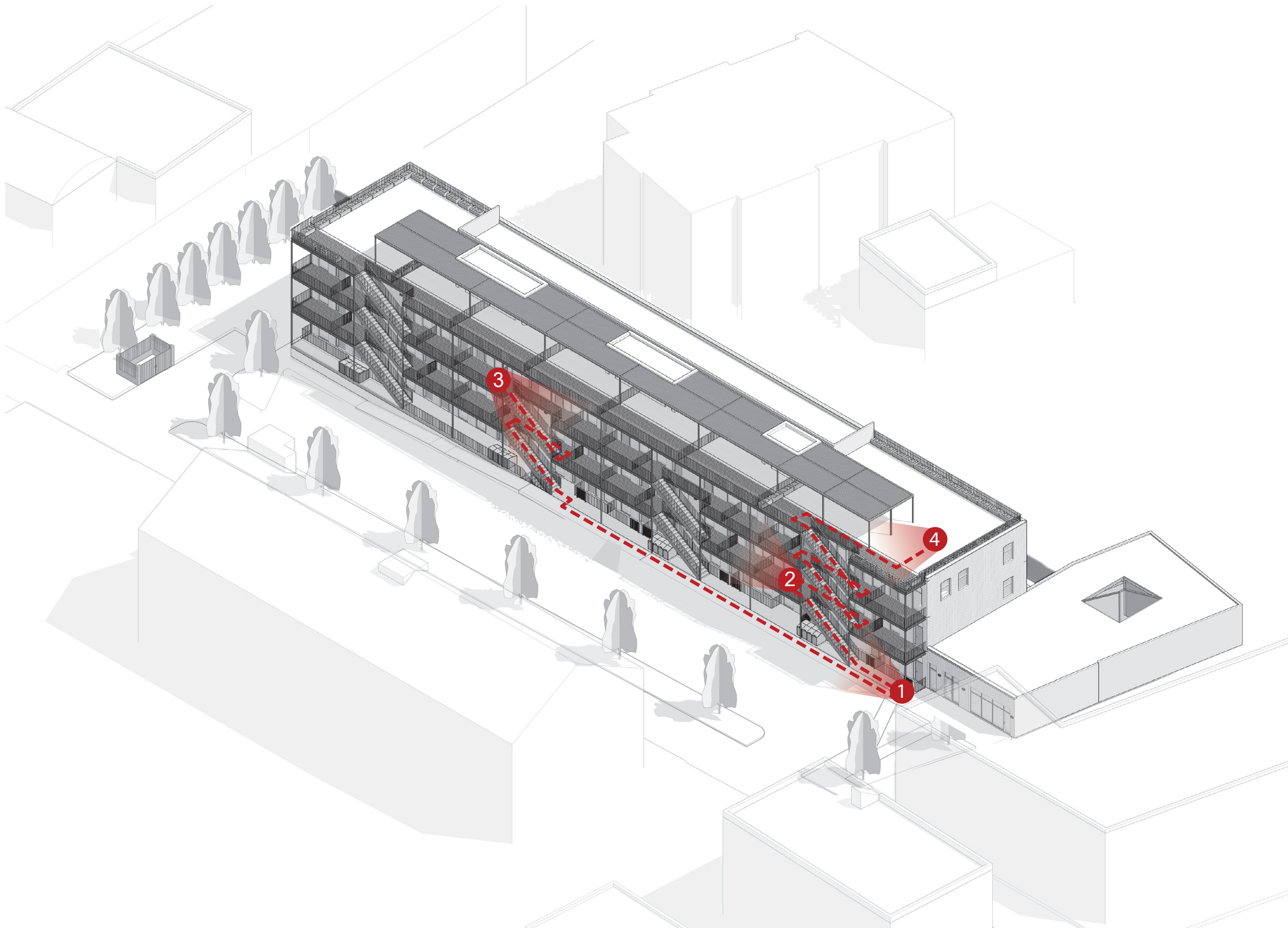


EXISTING WEST FACADE



PROPOSED WEST FACADE





1. FIRST FLOOR



2. SECOND FLOOR



3. THIRD FLOOR



4. ROOF



PERSPECTIVE 1

1ST FLOOR VIEW

15 NORTH CHERRY STREET

POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW

JUNE 28, 2022

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PERSPECTIVE 2
2ND FLOOR VIEW

15 NORTH CHERRY STREET
POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW
JUNE 28, 2022



PERSPECTIVE 3
3RD FLOOR VIEW

15 NORTH CHERRY STREET
POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW
JUNE 28, 2022



PERSPECTIVE 4

ROOF VIEW

15 NORTH CHERRY STREET

POUGHKEEPSIE, NEW YORK

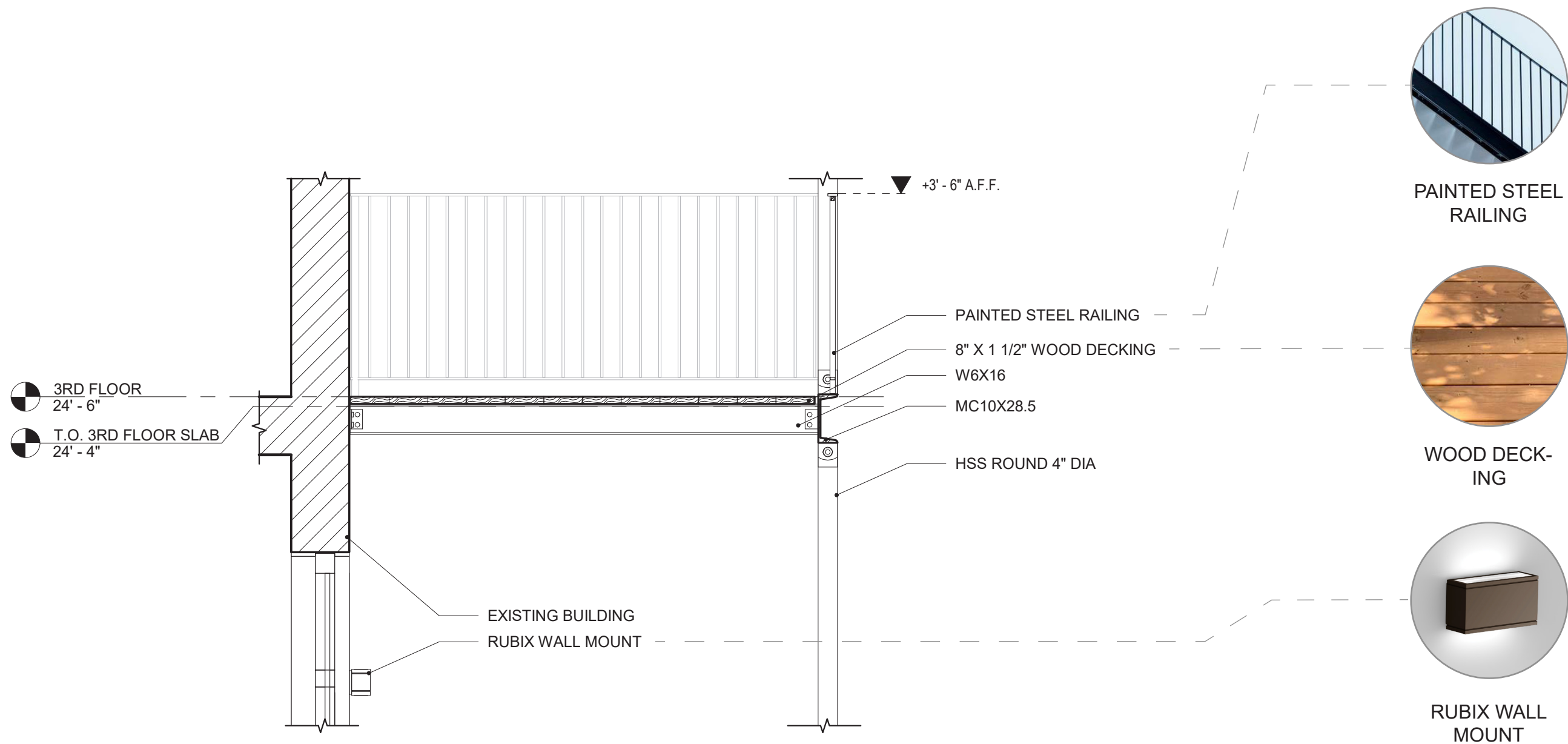
SITE PLAN AND FACADE REVIEW

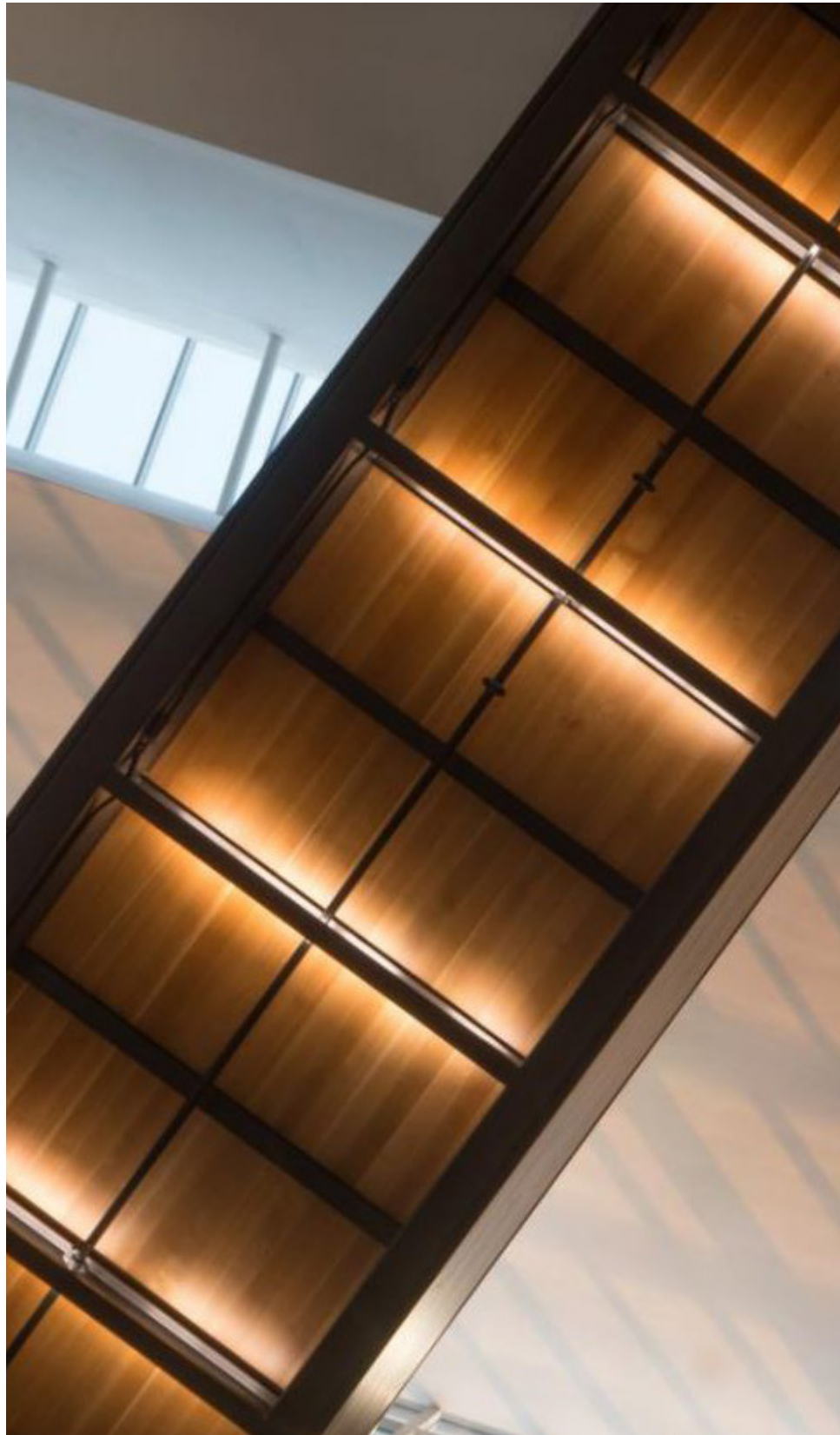
JUNE 28, 2022

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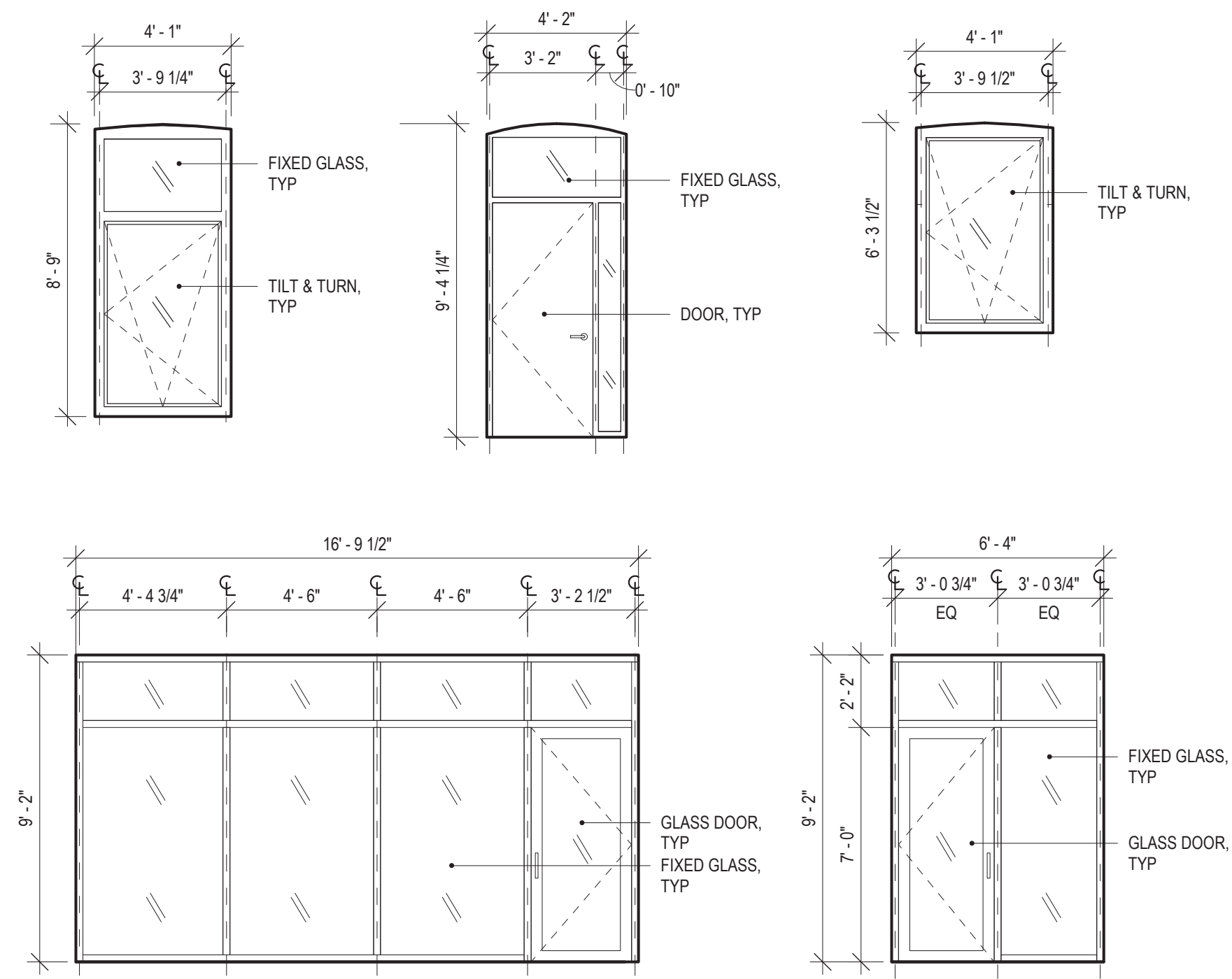
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WINDOW TYPES

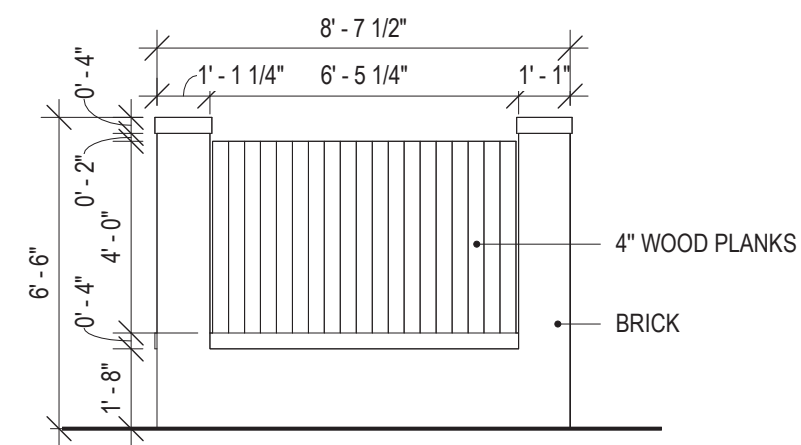
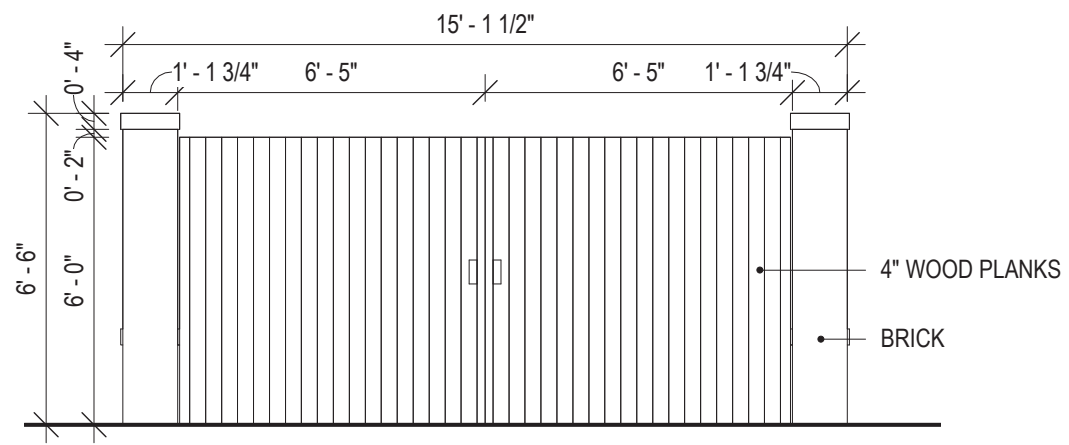
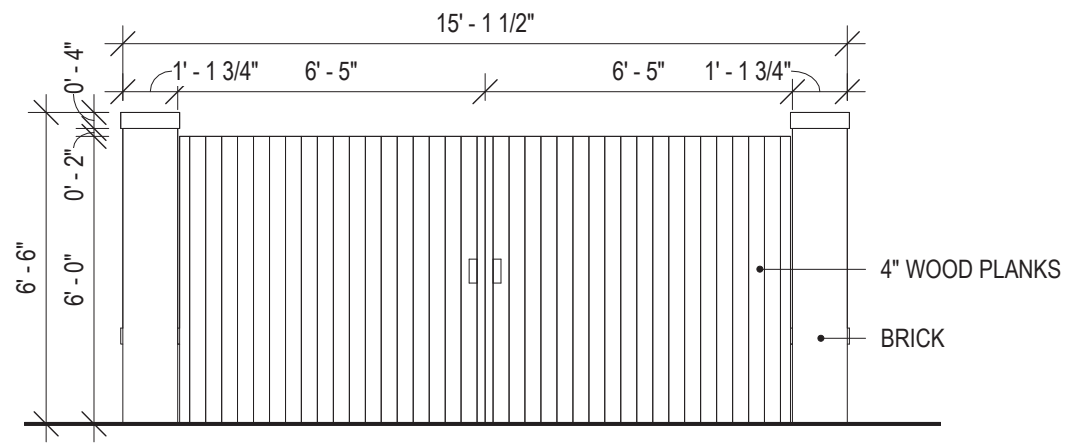


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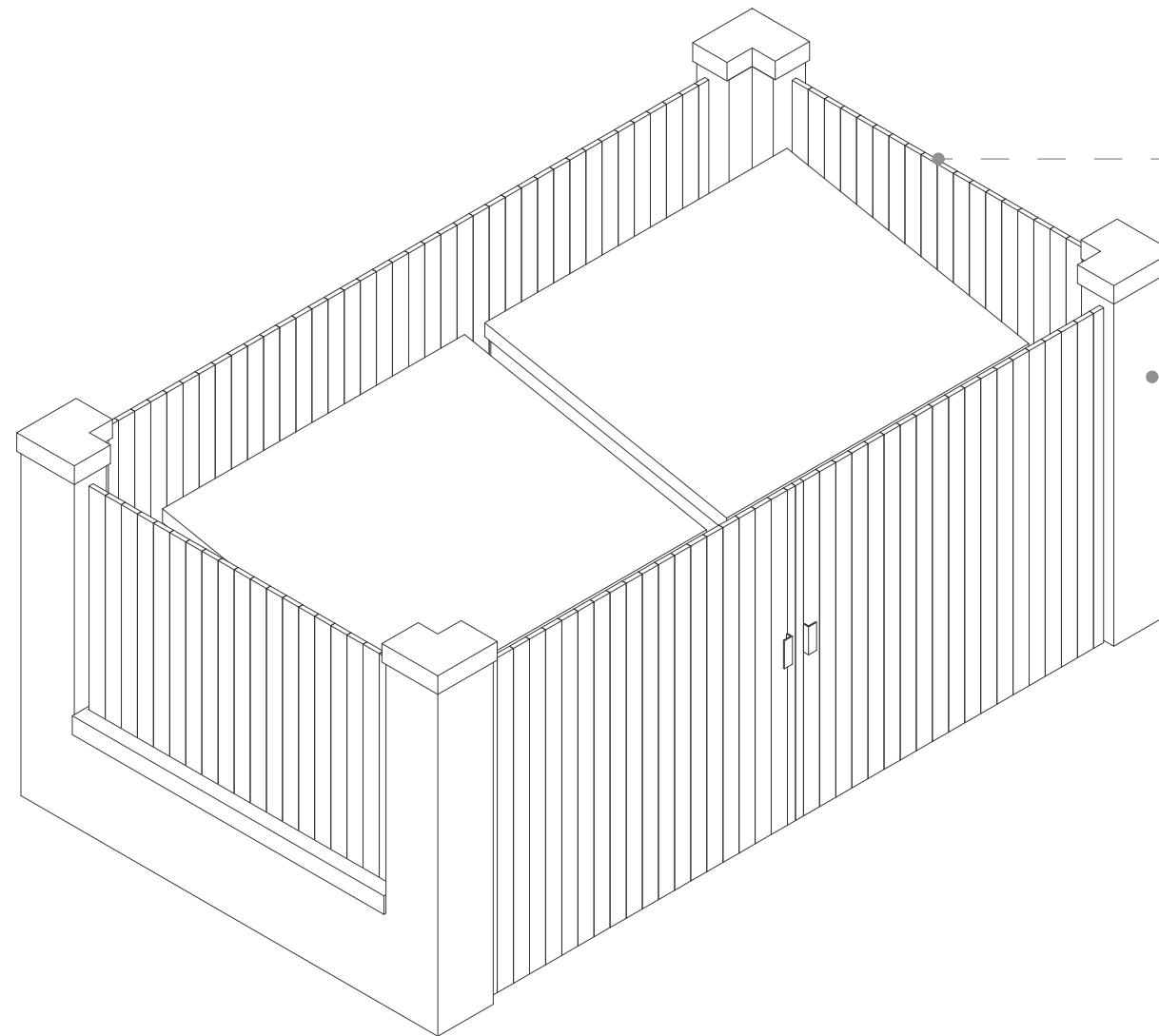


MATERIAL & TYPE REFERENCES





SCALE: 1/4" = 1' - 0"



WOOD PLANKS



BRICK

SCALE: 3/8" = 1' - 0"





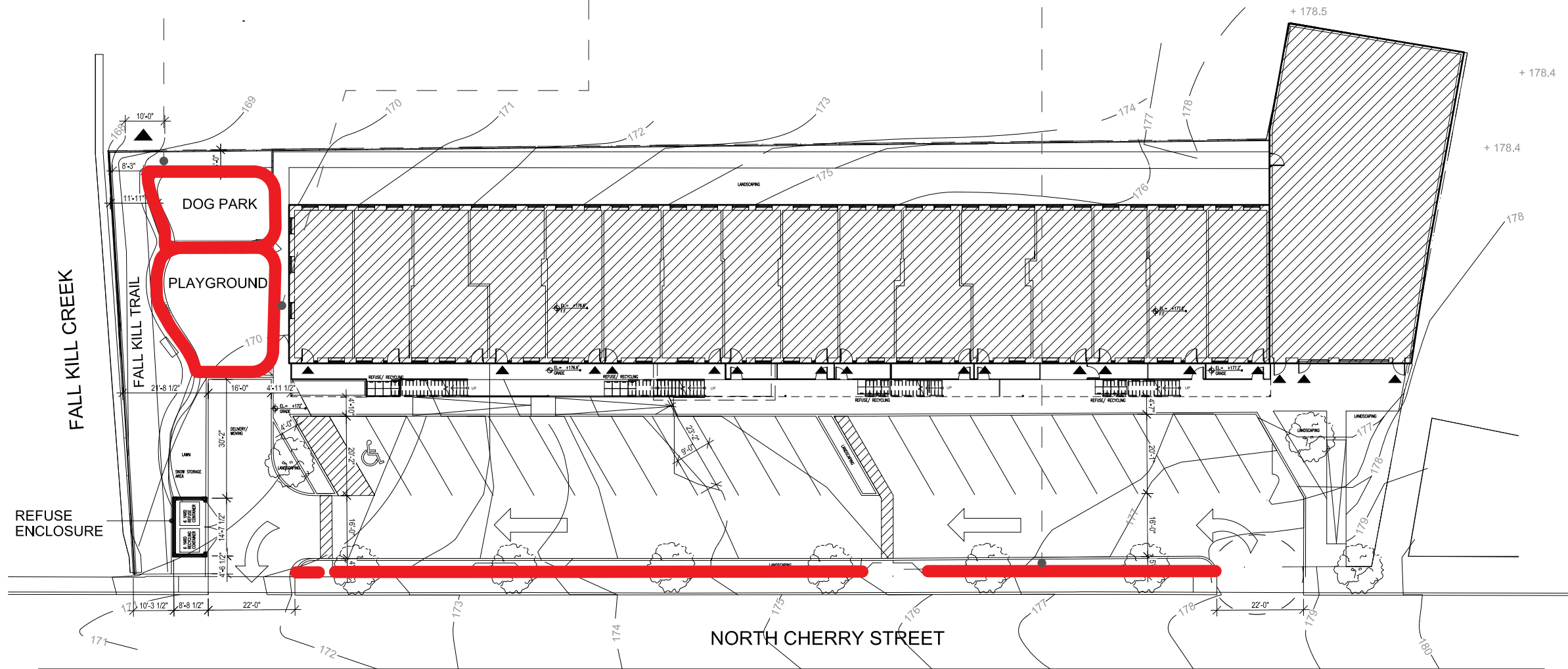
DOG RUN FENCE



PLAYGROUND FENCE



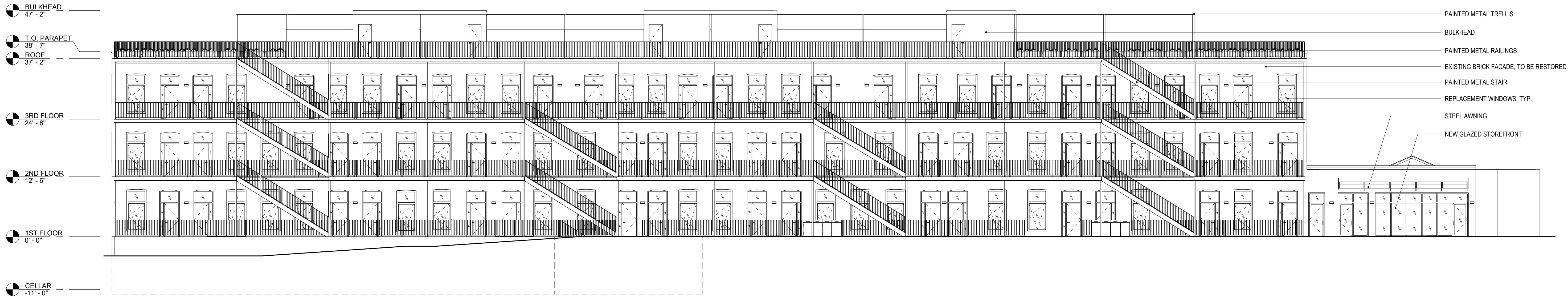
HEDGE





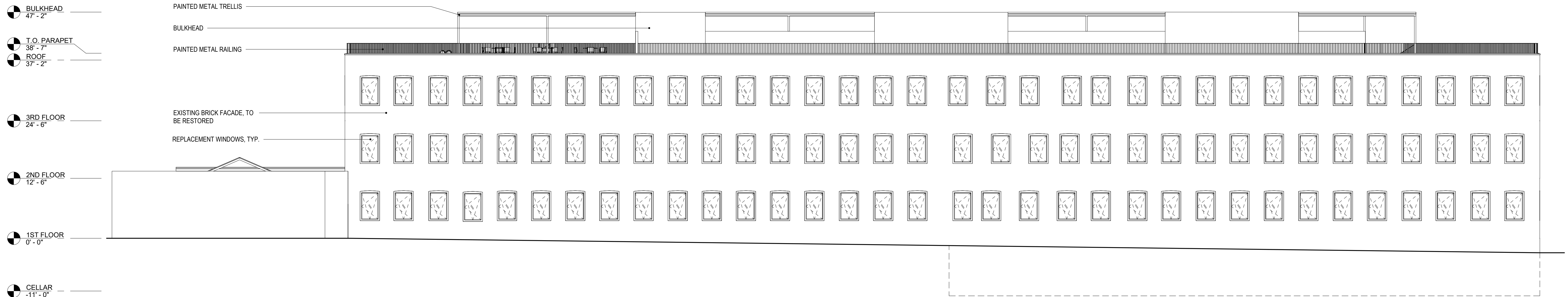
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OWNER



1 WEST ELEVATION

3/32" = 1'-0"



2 EAST ELEVATION

3/32" = 1'-0"

10		
9		
8		
7		
6		
5		
4		
3		
2		
1	REVISION 1	06.28.22
#	SUBMISSION	02.22.22

ISSUES / REVISIONS

abarchitekten

62 Allen Street, 2nd Fl
New York New York 10002
T 212.334.1232
F 212.334.4520
www.abarchitekten.com

15 NORTH CHERRY ST

EAST AND WEST
ELEVATIONS

AB	PROJECT #
CHECKED BY	3/32" = 1'-0"
SCALE	DATE

A-401
DRAWING #

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OWNER

10		
9		
8		
7		
6		
5		
4		
3		
2		
1	REVISION 1	06.28.22
#	SUBMISSION	02.22.22

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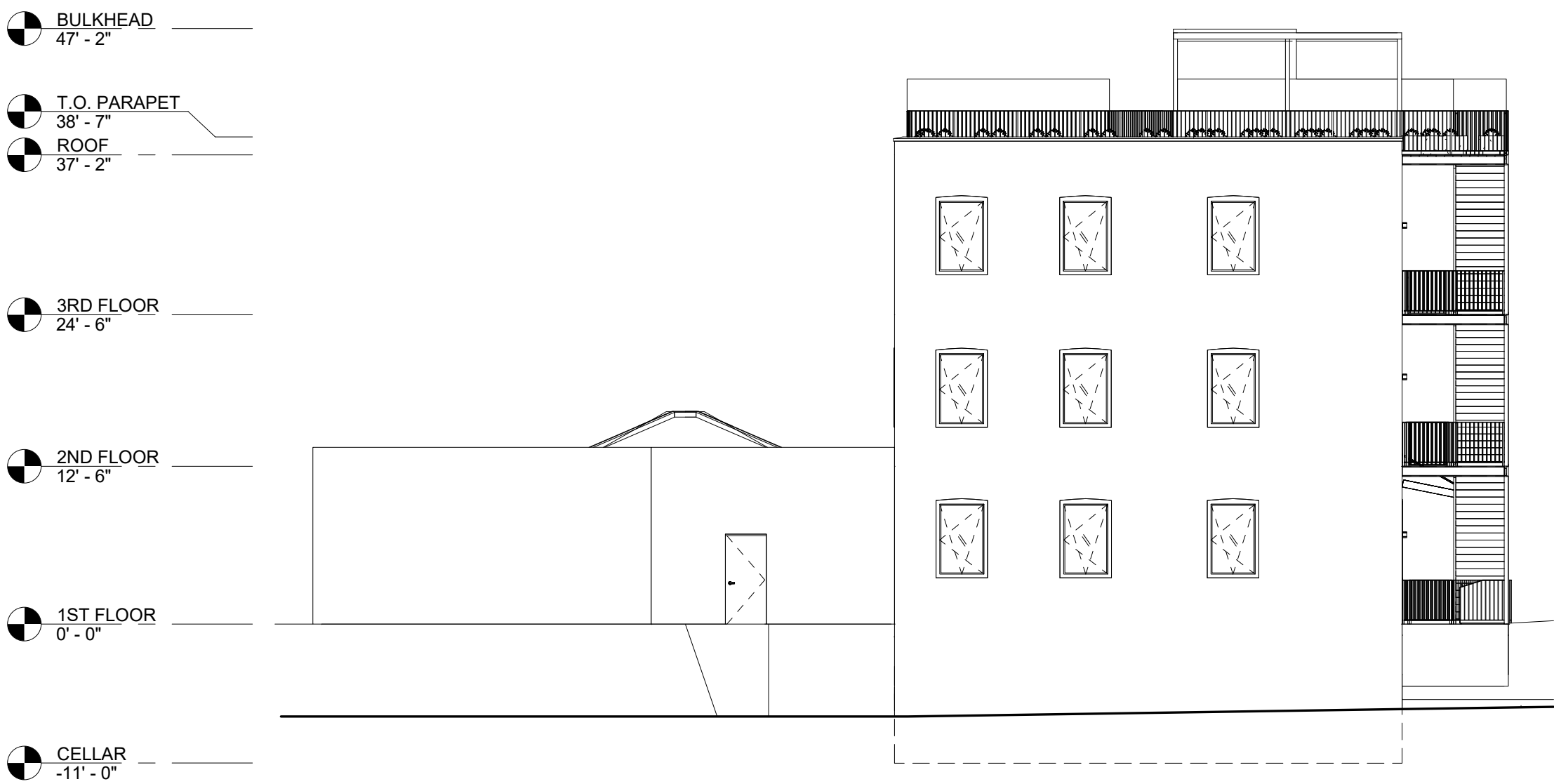
15 NORTH CHERRY ST

NORTH AND SOUTH
ELEVATIONS

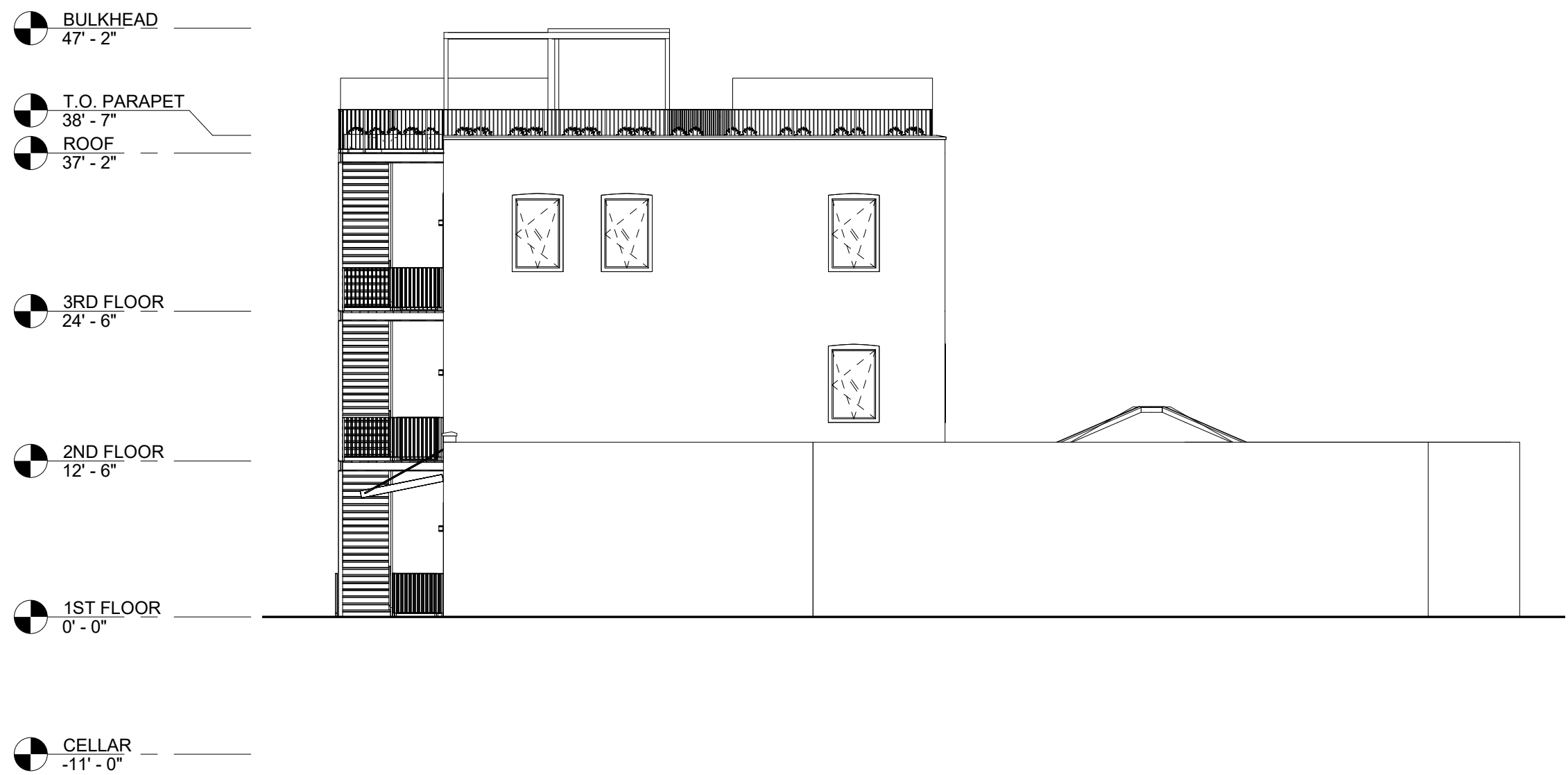
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AB	
CHECKED BY	PROJECT #
3/32" = 1'-0"	06/28/22
SCALE	DATE

A-402

DRAWING #



1 NORTH ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"

JANET REDL TRUST
2 Sedgwick Road
Poughkeepsie, New York 12603
845-674-5009
frankredl@aol.com

February 21, 2022

City of Poughkeepsie Planning Department
62 Civic Center Plaza
Poughkeepsie, New York 12601

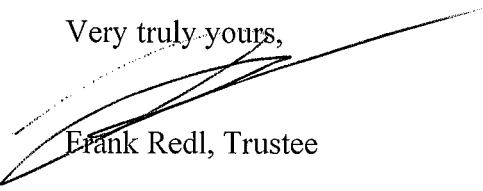
Re: 5-15 North Cherry Street

Dear Sir/Madam:

Please be advised that we own the above site.

Kindly accept this letter as our consent for North Cherry Street Holdings, LLC and Chaim Hirsch to make application for site plan approval with your office.

Very truly yours,



Frank Redl, Trustee

15 NORTH CHERRY STREET

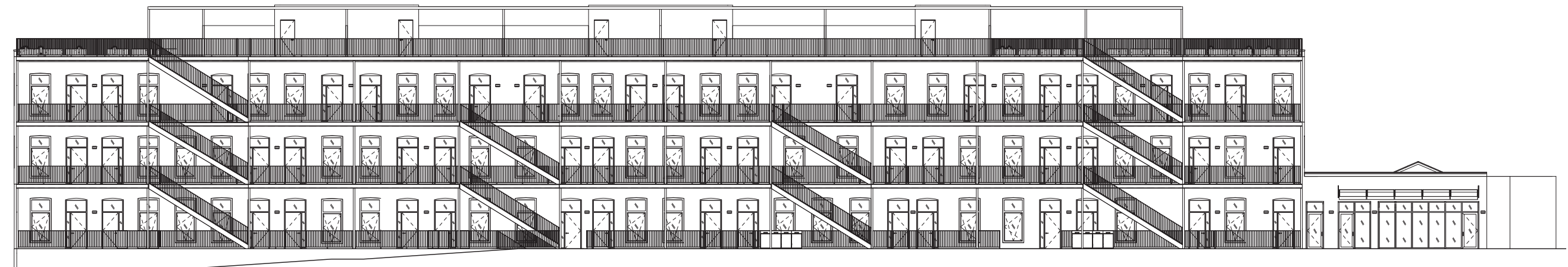
Poughkeepsie, NY

SITE PLAN & FACADE REVIEW

June 28, 2022

Table of Contents

2	Introduction
3	Historical Landmarks Map
4	Intervention Diagram
5	City Transportation Map
6	Site Plan
7	Proposed Cellar Plan
8	Proposed 1st and 2nd Floor Plan
9	Proposed 3rd Floor and Roof Plan
10	West Facade Elevation
11	Walkthrough Perspectives
16	Balcony Section
17	Lighting Concepts
18	Window Types
19	Refuse Enclosure
20	Fencing Concepts
21	Southwest Perspective



INTRODUCTION

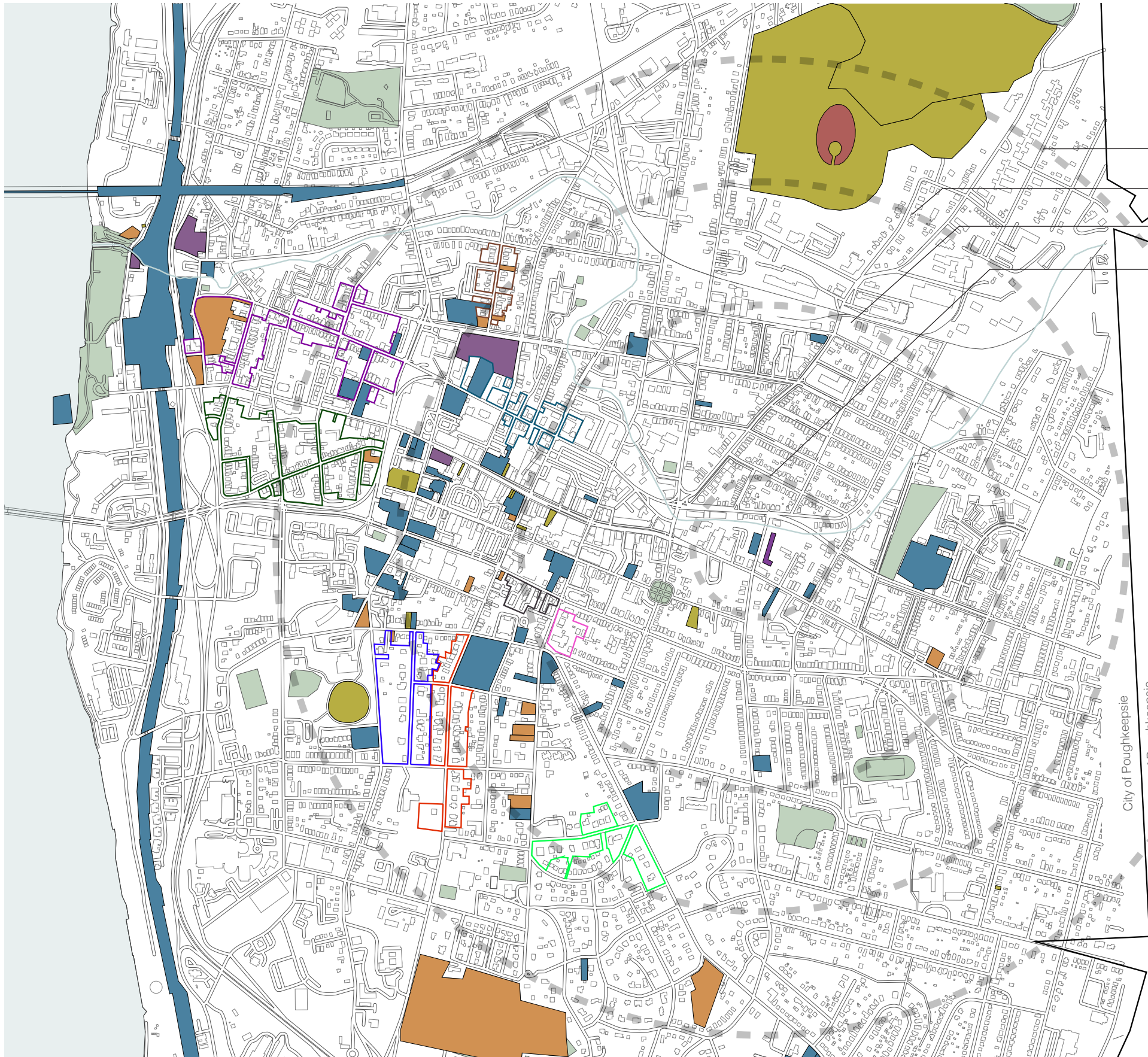
The proposed adaptive reuse project, located at 15 North Cherry Street in Poughkeepsie, New York, focuses on bringing new life to a building initially constructed in the late 1800’s. Through implementation of a floor-through unit typology, the development takes advantage of the existing building’s long and narrow floor plate with east and west exposures. The units’ floor-through layout affords desirable double exposure and cross ventilation to residents.

The addition of exterior stairs and balconies activates the façade and signifies the building’s new use. The industrial character of the converted manufacturing building is preserved and celebrated while offering a more residential complexion as seen from the street. The composition of balconies and exterior stairs creates a memorable formal expression, with which residents can identify and connect, while lending individuality to the variety of units.

The development seeks to appeal to an active, forward-thinking demographic, while still providing parking for less mobile residents. This proposed project endeavors to contribute to the ever-improving quality of Poughkeepsie’s architectural landscape. Through a circulation typology conducive to social interaction, and personal fitness, it prioritizes the well-being of Poughkeepsie’s future inhabitants.

MISSION

- (1) HISTORICAL PRESERVATION
- (2) REVITALIZATION THROUGH STRATEGIC ARCHITECTURAL INTERVENTION
- (3) CITY CONNECTIVITY



(1) HISTORICAL PRESERVATION

- 1 MILE RADIUS
- 3/4 MILE RADIUS
- 1/2 MILE RADIUS
- 600 FOOT RADIUS

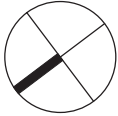
KEY

Historical Landmarks

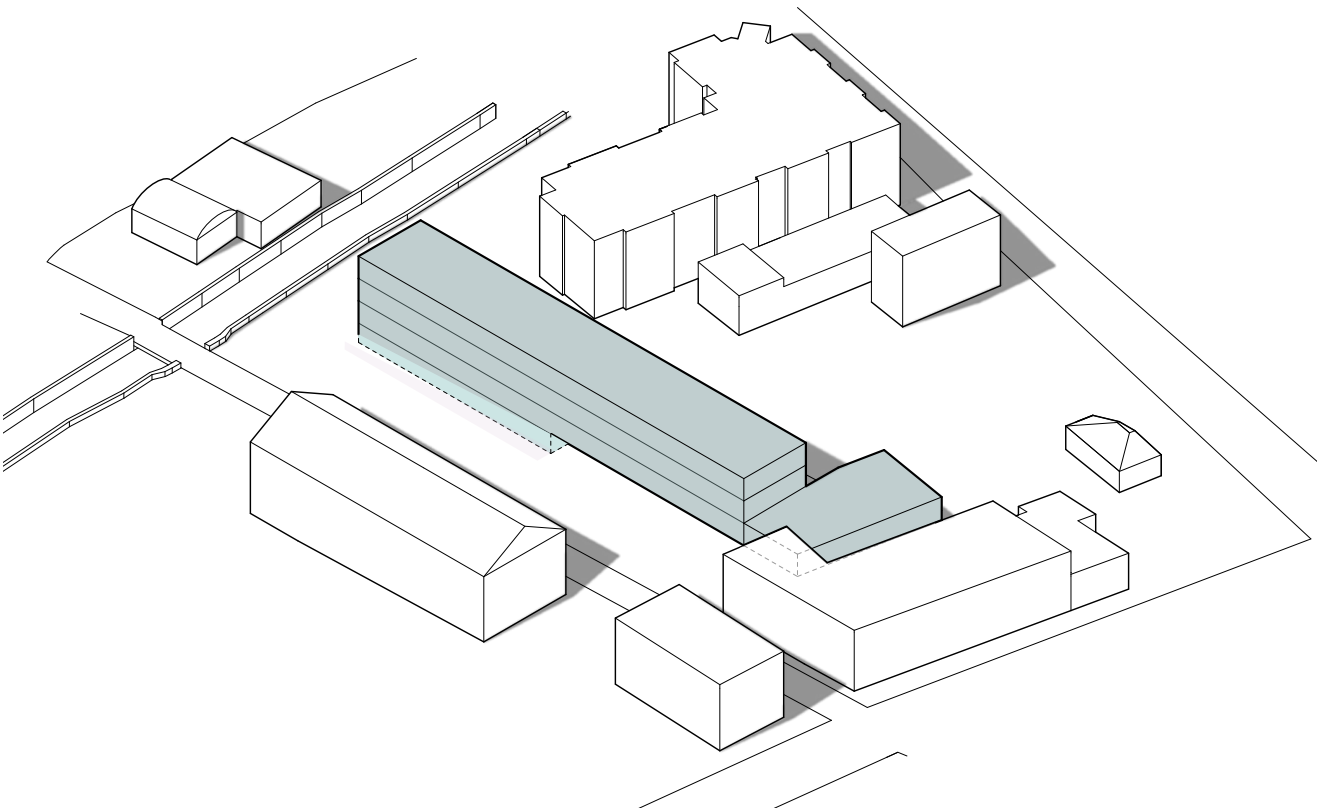
- Local
- Local and State
- Local, State, and National
- State
- State and National

Historical Districts

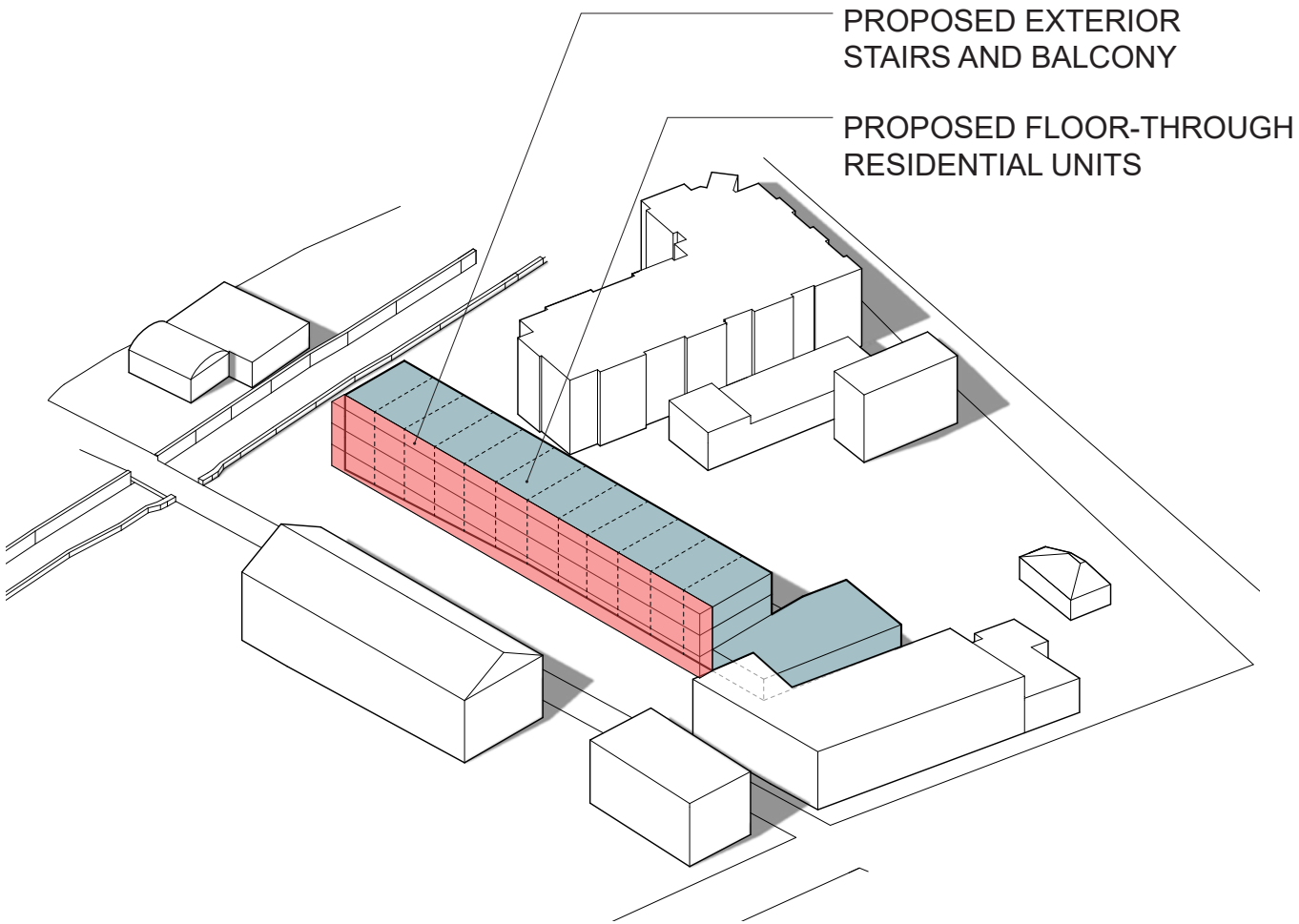
- Mill St - N. Clover St
- Union St
- Balding Ave
- Upper Mill St
- Vassar-Warner Row
- Garfield Place
- Academy Street
- Dwight St - Hooker Ave
- Church Street Row



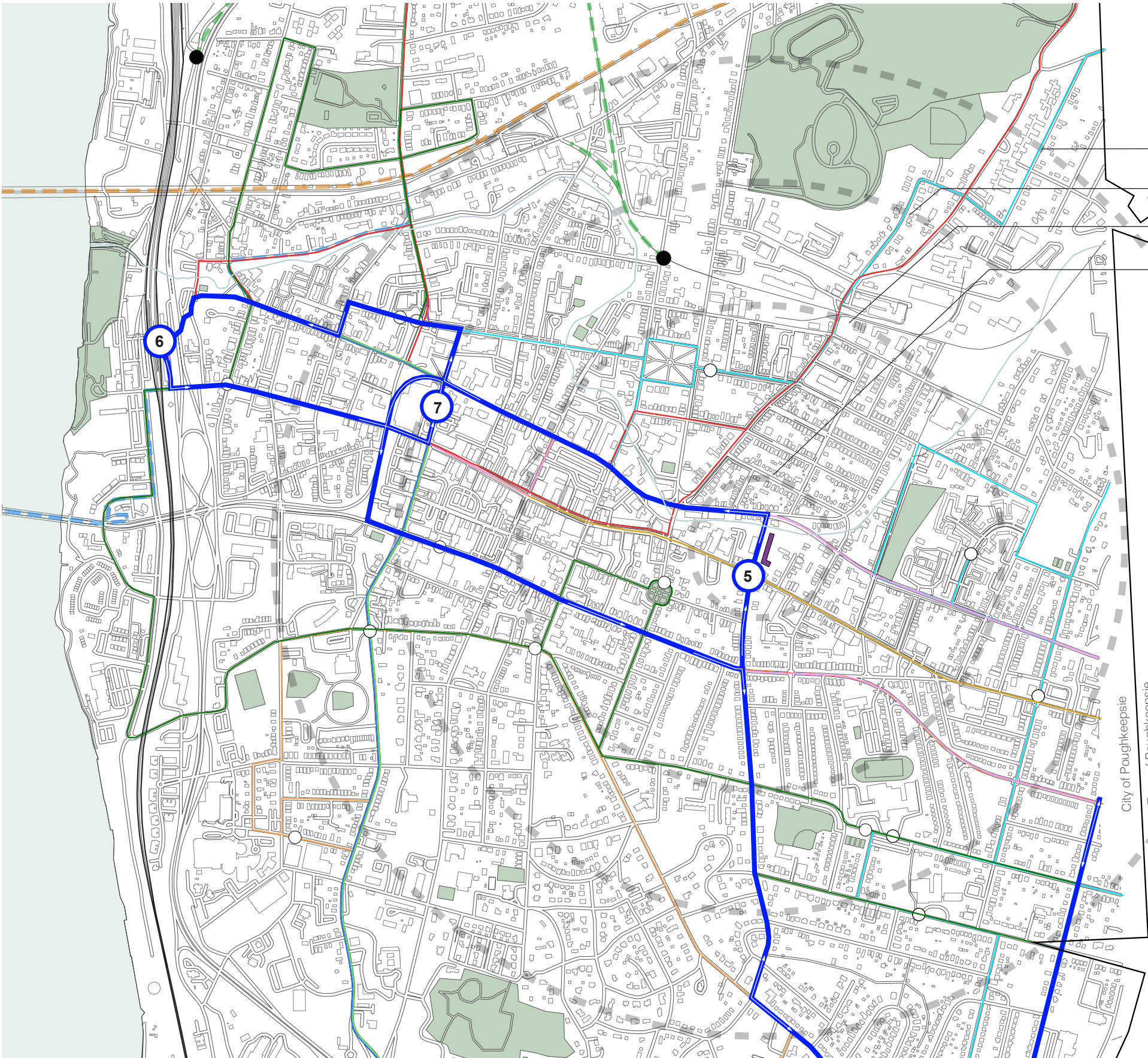
(2) REVITALIZATION THROUGH STRATEGIC ARCHITECTURAL INTERVENTION



EXISTING CONDITIONS



PROPOSED INTERVENTION



(1) CITY CONNECTIVITY

- 1 MILE RADIUS
- 3/4 MILE RADIUS
- 1/2 MILE RADIUS
- 600 FOOT RADIUS

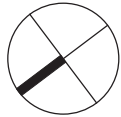
KEY

Poughkeepsie Bus Routes

- Route A - PK to Fishkill
- Route B - PK to Beacon
- Route C - PK to Tivoli
- Route D - PK to Wassaic
- Route E - PK to Pawling
- Route H - PK Transit Hub to Dutchess County College
- Route J - PK Transit Hub to Hyde Park
- Route K - PK to The Shoppes at South Hills
- Route L - PK to Stop & Shop or Adam Fairace Farms
- Route M - PK to Grand Avenue at Hooker Ave.
- Route P - PK Transit Hub to PK Highschool
- PRL - PK Train Station to Hudson River Housing
- Urban Trail path
- W.R.S. Dutchess Rail Trail
- Walkway Loop Trail
- Poughkeepsie Train Station

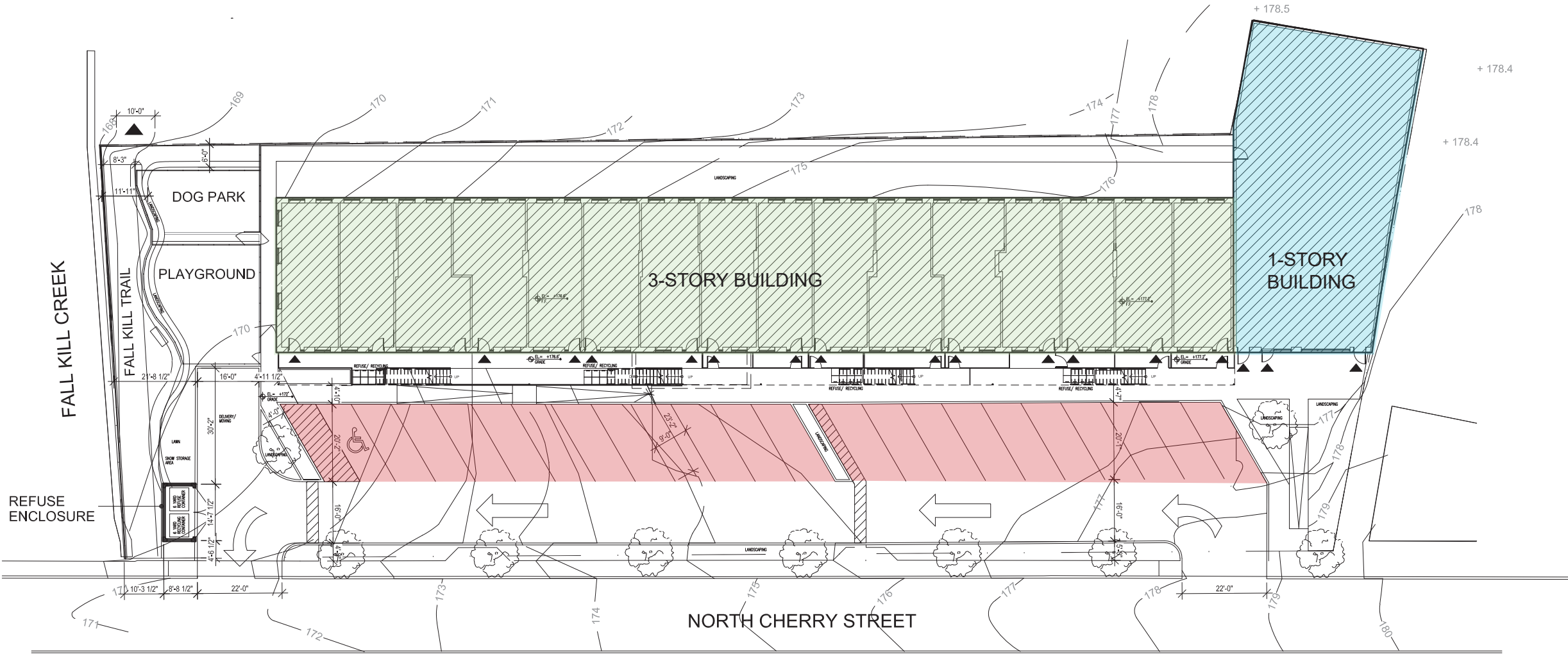
- Access to Urban Trail
- Other Bus Stops
- PRL Stops: 5 - N Cherry St & Main St
6 - Poughkeepsie Train Station
7 - Dutchess County Transit Hub

FREQUENCY OF PRL LINE STOPS IN MORNING AND EVENING DURING RUSH HOURS	40 MIN.
PRL LINE TRAVEL TIME BETWEEN SITE AND POUGHKEEPSIE TRAIN STATION	10 MIN.

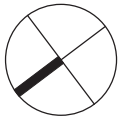


KEY

- PARKING
- RESIDENTIAL
- AMENITIES



SCALE: 1/32" = 1'-0"



PROPOSED SITE PLAN

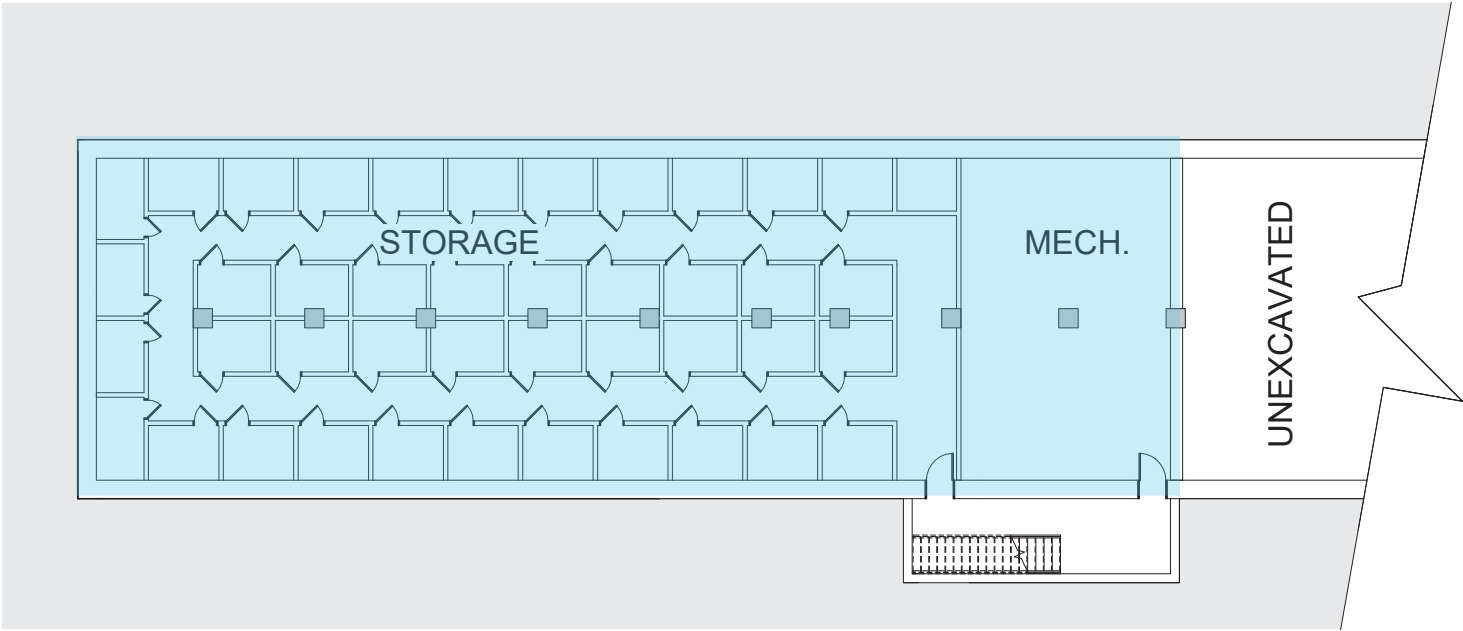
15 NORTH CHERRY STREET
POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW
JUNE 28, 2022

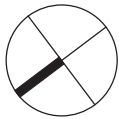
abarchitekten

KEY

- PARKING
- RESIDENTIAL
- AMENITIES



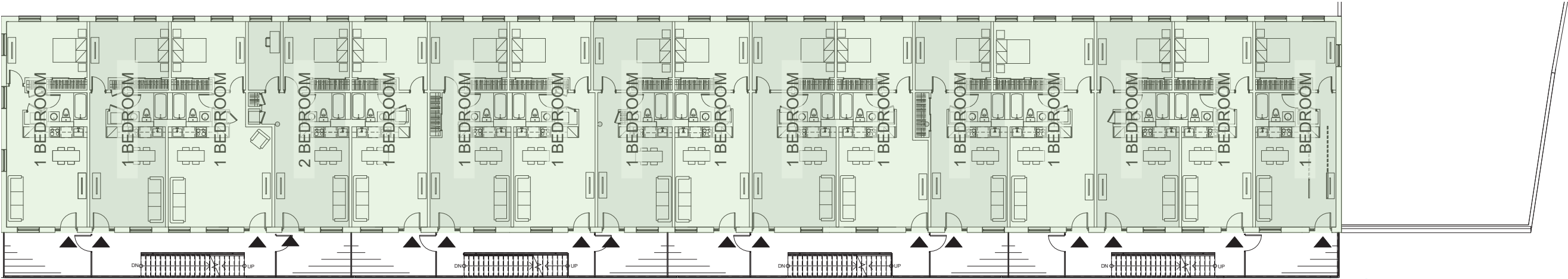
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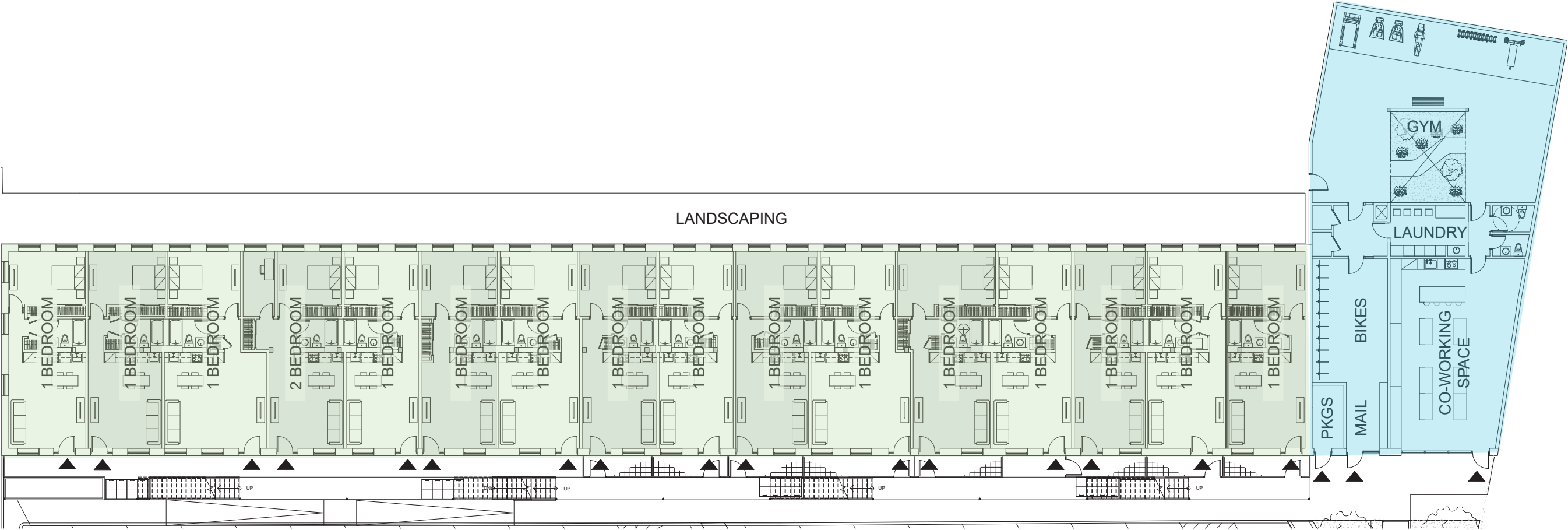
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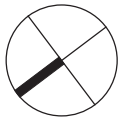
2ND FLOOR



1ST FLOOR



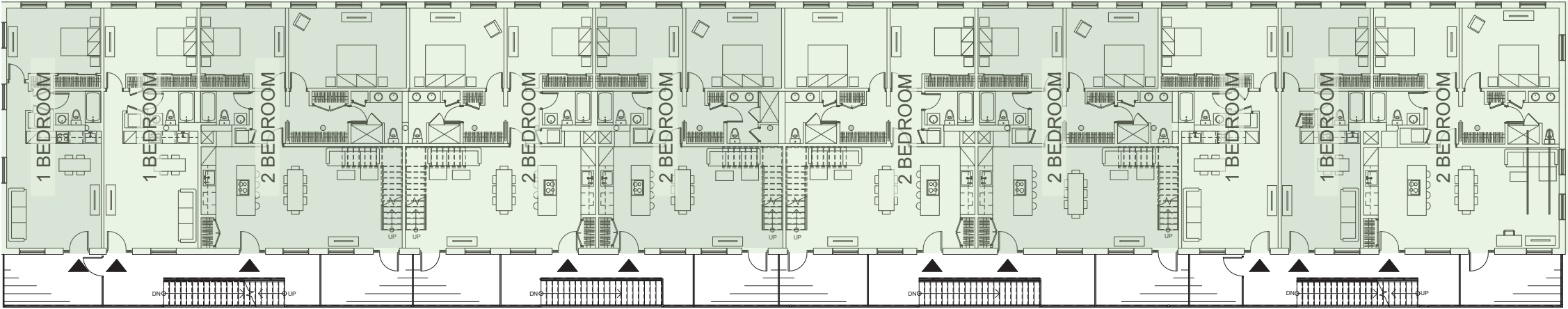
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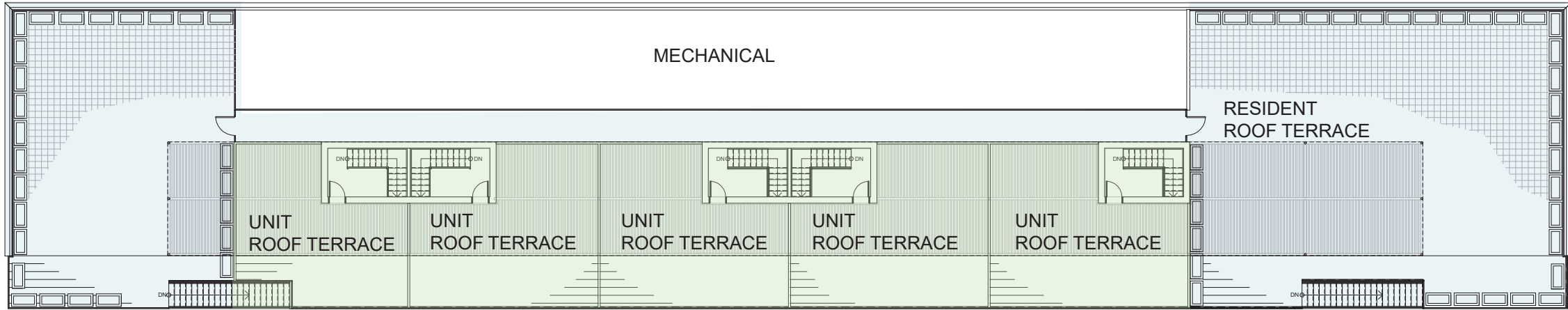
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- RESIDENTIAL
- AMENITIES

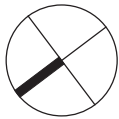
3RD FLOOR

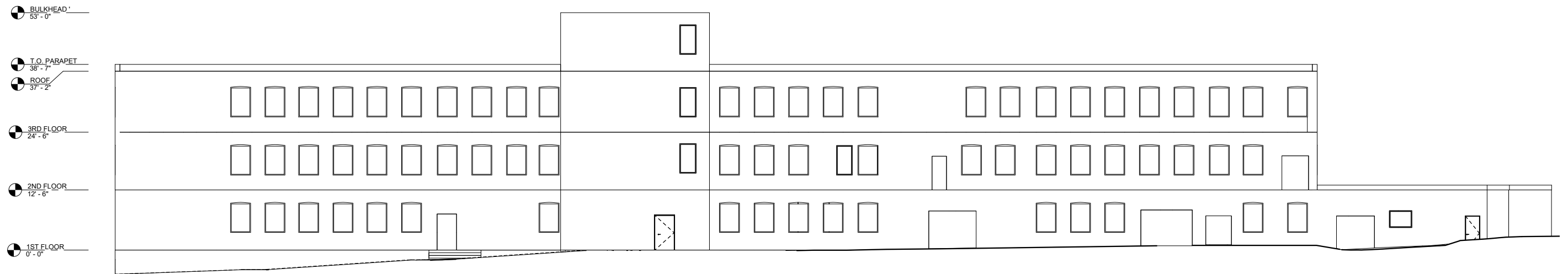


ROOF

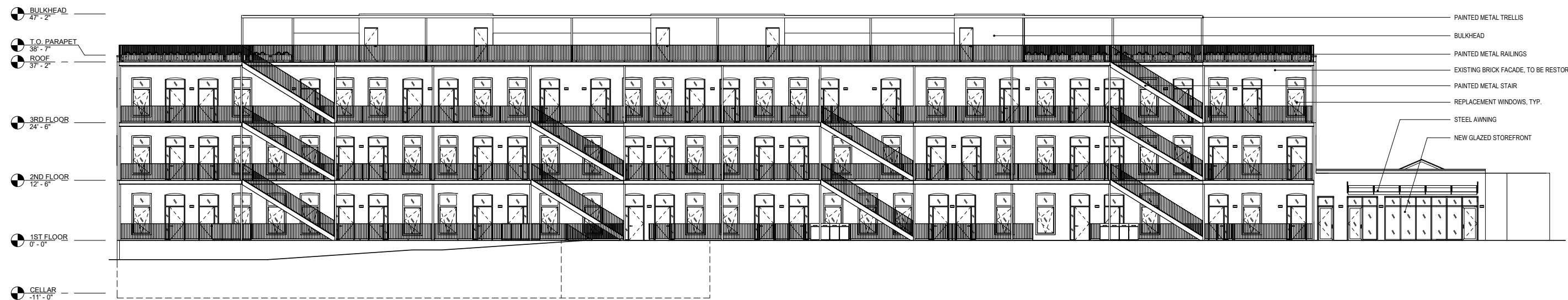


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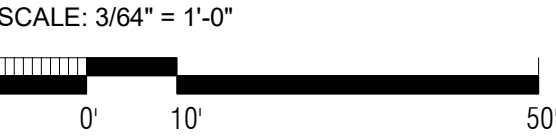


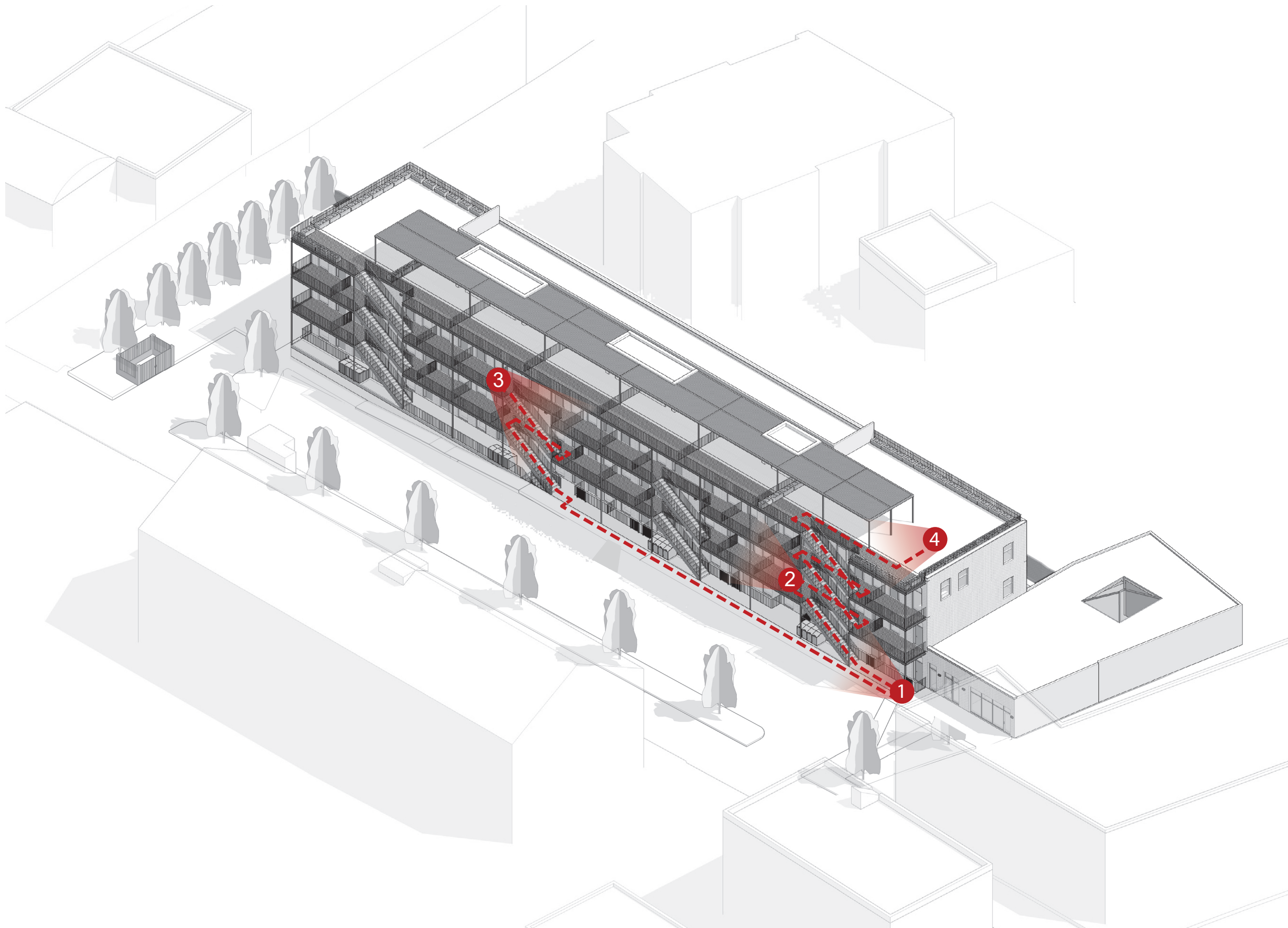


EXISTING WEST FACADE



PROPOSED WEST FACADE





1. FIRST FLOOR



2. SECOND FLOOR



3. THIRD FLOOR



4. ROOF



PERSPECTIVE 1

1ST FLOOR VIEW

15 NORTH CHERRY STREET

POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW

JUNE 28, 2022

abarchitekten



PERSPECTIVE 2

2ND FLOOR VIEW

15 NORTH CHERRY STREET

POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW

JUNE 28, 2022

abarchitekten



PERSPECTIVE 3
3RD FLOOR VIEW

15 NORTH CHERRY STREET
POUGHKEEPSIE, NEW YORK

SITE PLAN AND FACADE REVIEW
JUNE 28, 2022



PERSPECTIVE 4

ROOF VIEW

15 NORTH CHERRY STREET

POUGHKEEPSIE, NEW YORK

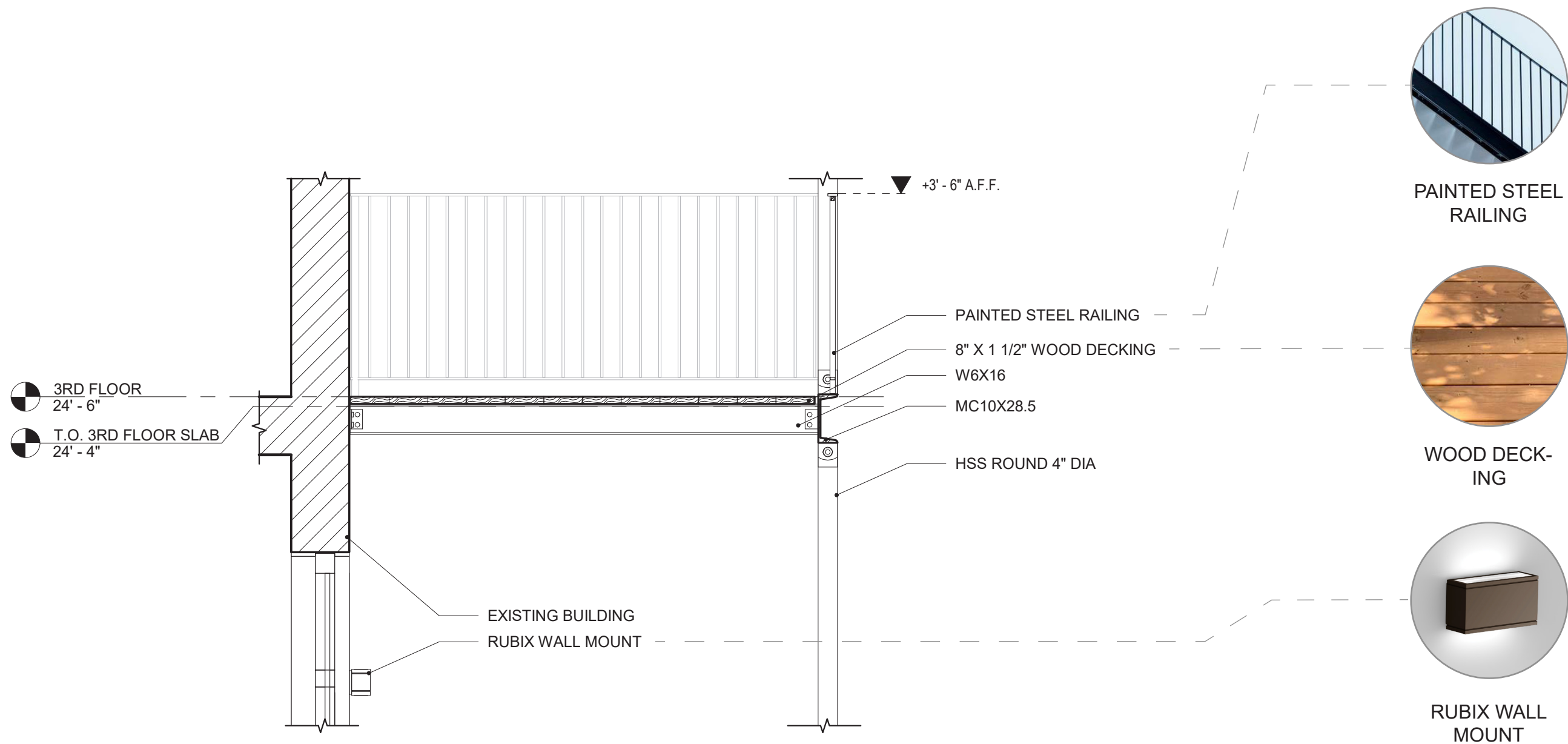
SITE PLAN AND FACADE REVIEW

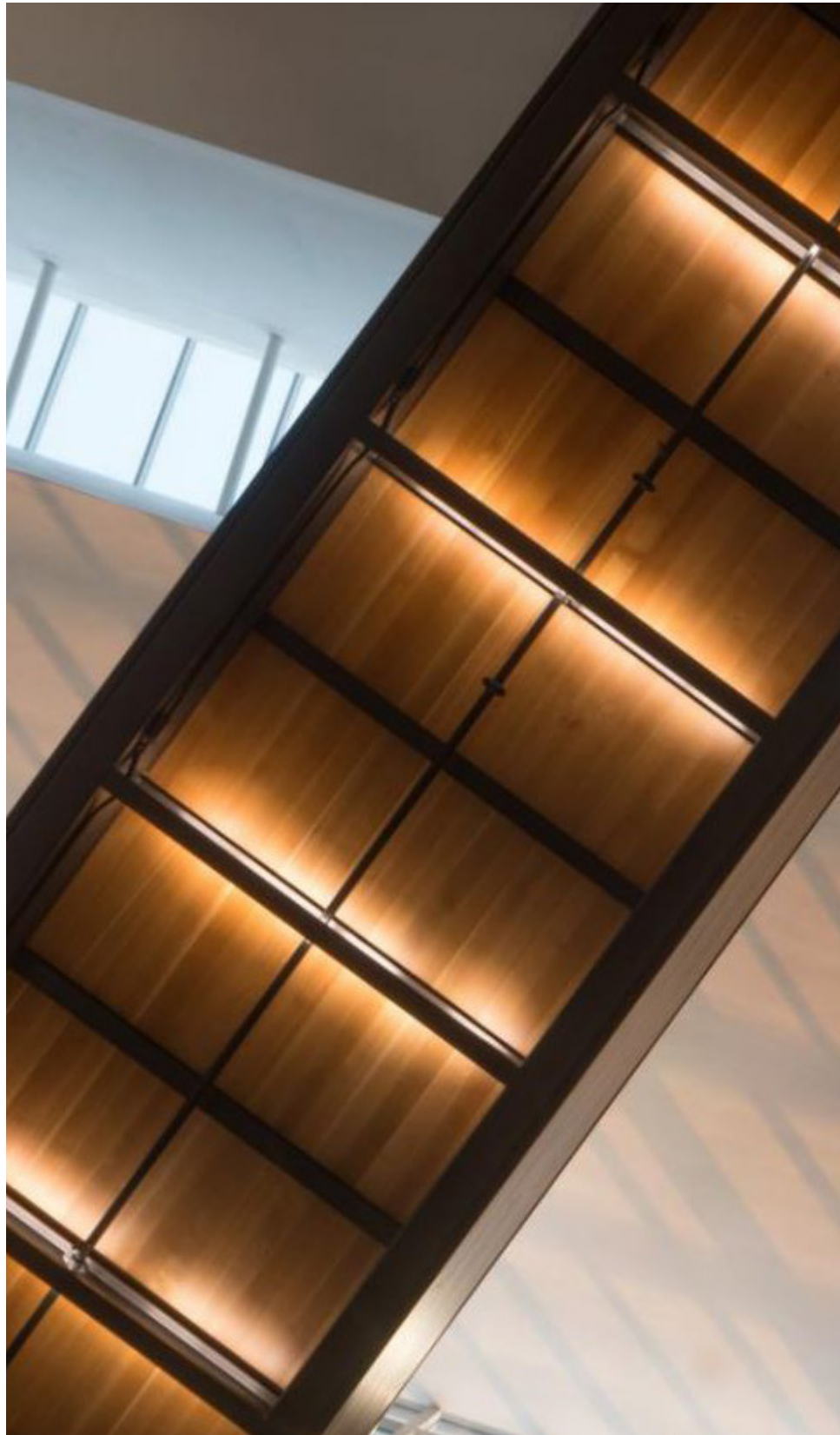
JUNE 28, 2022

abarchitekten

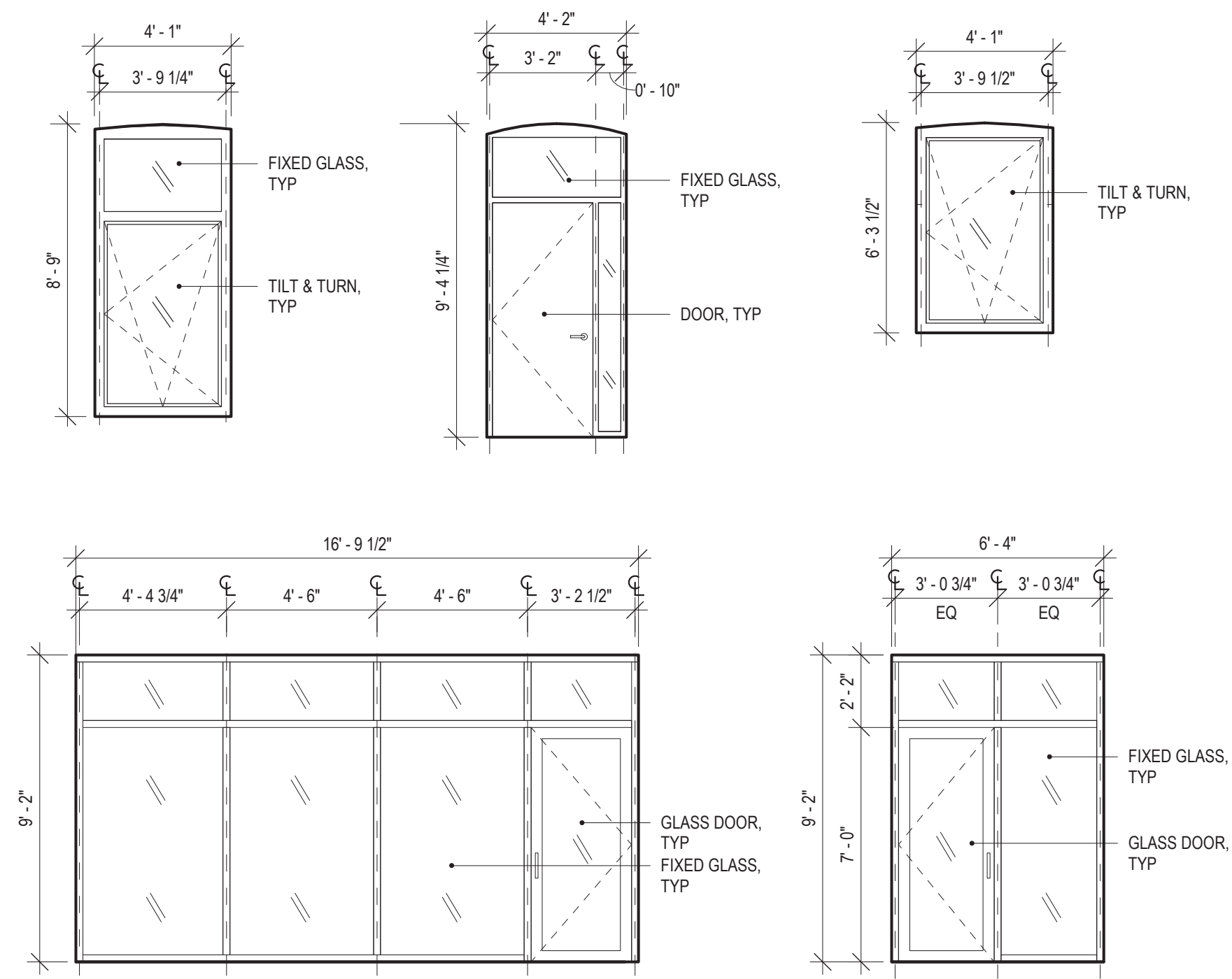
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WINDOW TYPES

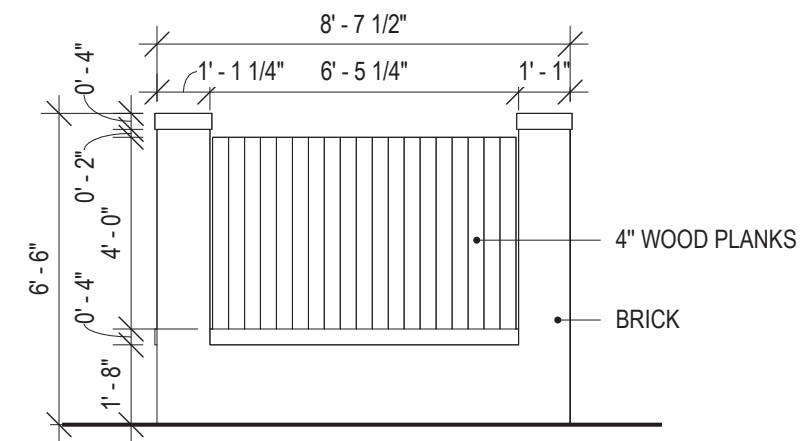
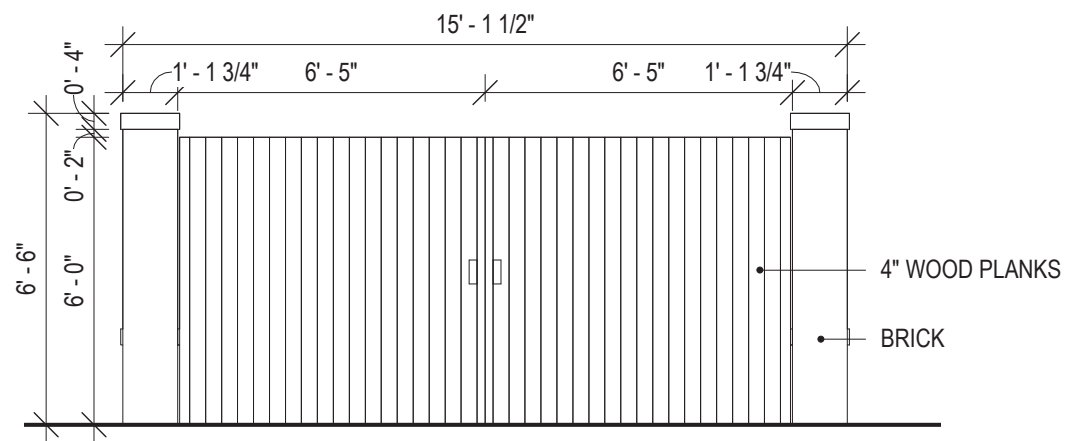
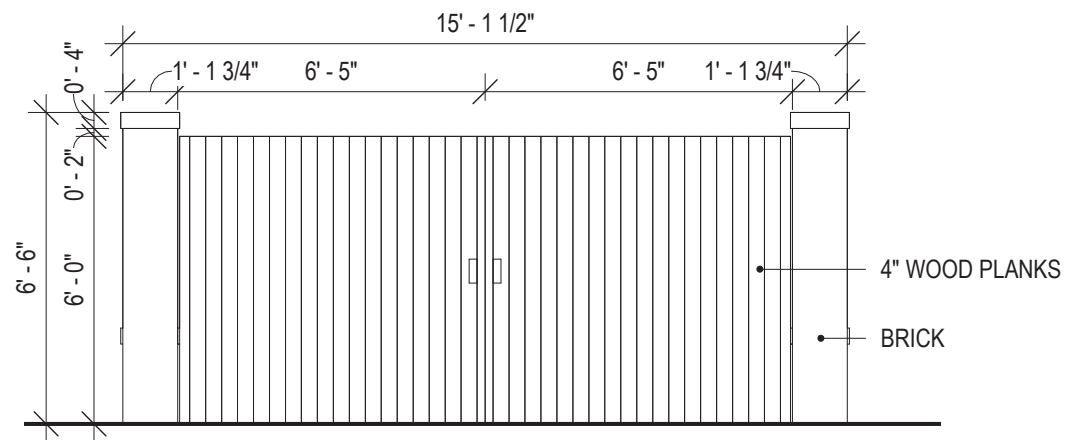


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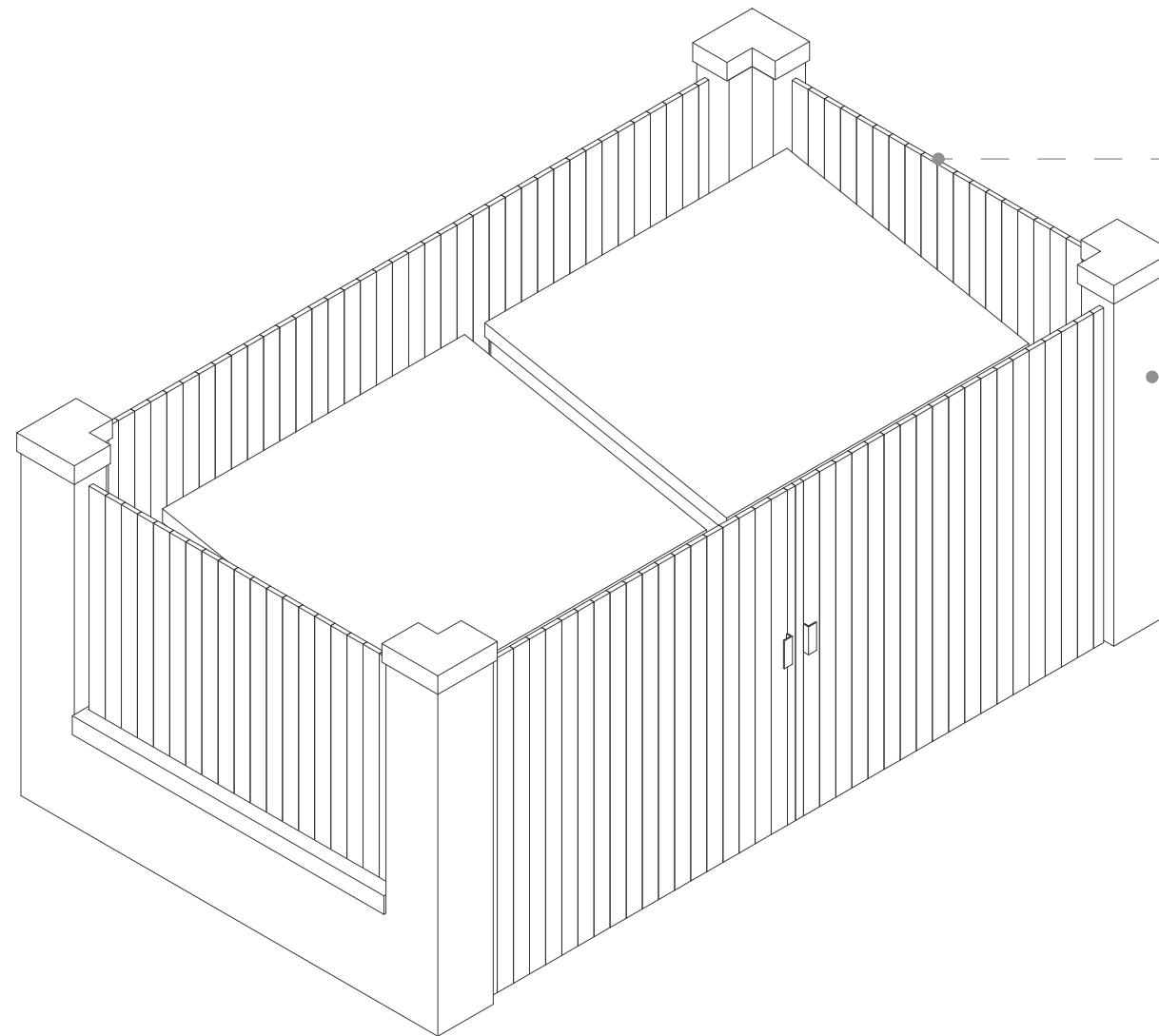


MATERIAL & TYPE REFERENCES





SCALE: 1/4" = 1'- 0"



WOOD PLANKS



BRICK

SCALE: 3/8" = 1'- 0"





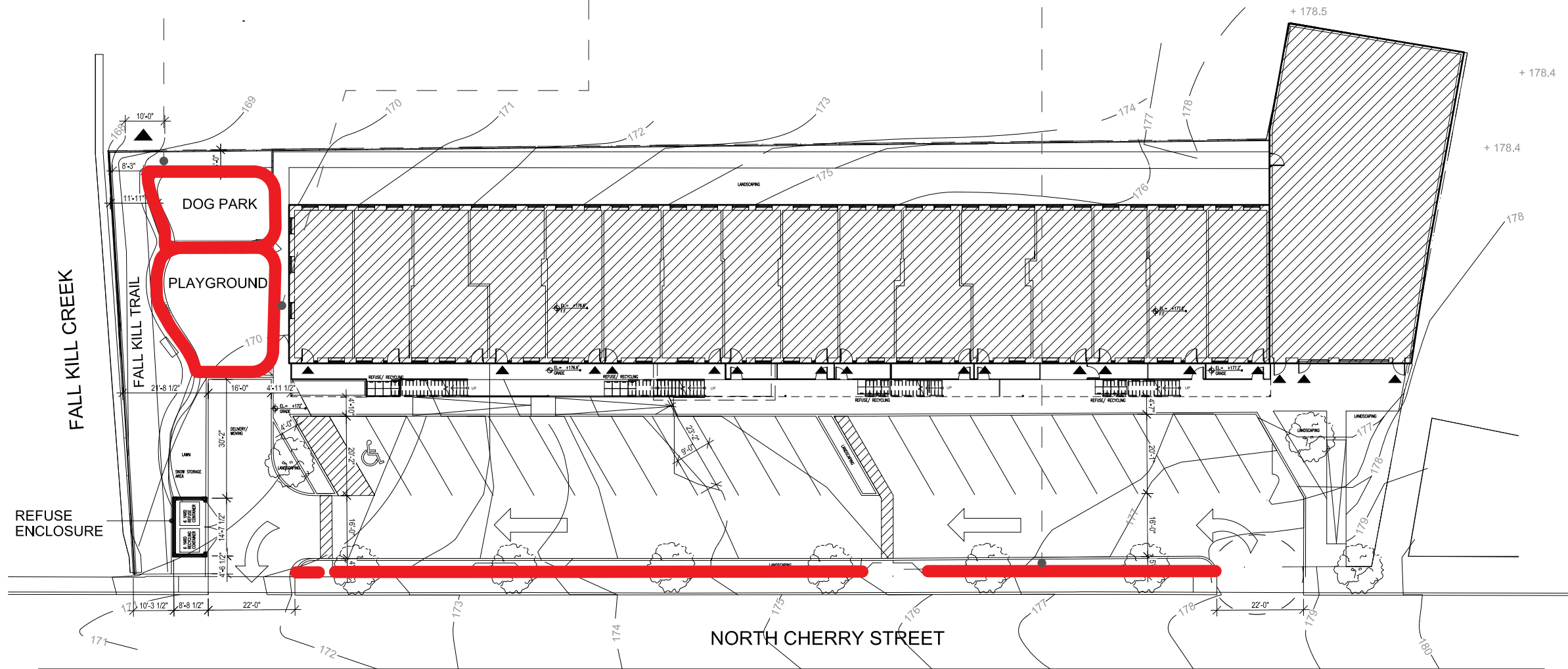
DOG RUN FENCE



PLAYGROUND FENCE



HEDGE





May 16, 2022

City of Poughkeepsie Planning Board
Attn: Robert Levine, Chairman
63 Civic Center Plaza
Poughkeepsie, NY 12601

cc: Natalie Quinn, Planning Director

RE: 2022-011: 15 N Cherry Street - Cigar Factory

MASS DESIGN GROUP

1 Chandler Street Suite 101
Boston, MA 02116

289 Main Street Suite 101
Poughkeepsie, NY 12601

hello@massdesigngroup.org
+1 857 233 5788
+1 845 473 4003

massdesigngroup.org

Dear City of Poughkeepsie Planning Board,

After a set of preliminary presentations in March and April to the Planning Board, the applicant and design team convened with Chris Kroner and Natalie Quinn on May 6, 2022 to discuss their proposed project at 15 N. Cherry Street. Attendees from the design team included: Marc Ackerson and Socorro Fernandez Garcia from the AB Arkitekten team. The discussion was a preliminary workshop in nature, and they gave an introduction to the project, its intent and constraints to which MASS elevated some clarifying questions for further consideration. As this is a large-scale building in the Middle Main district that has drawn a lot of interest since the renovation of neighboring parcels at the Poughkeepsie Underwear Factory and Fall Kill Commons on Rose, we are hoping that this project will capture the attention of the public.

Exterior Staircase

The design looks to activate the existing three-story factory warehouse facade, by appending an exterior staircase as the means of access to the perpendicular facing apartments. **We appreciate any forthcoming detailing work for the walking surfaces that would try to dampen circulation noise for both residents and the neighborhood, as well as any material development for the planning board to review (ceilings, finishes, etc). We would encourage the applicant to further explore any design opportunities in the metalwork and balustrades for unique elements that would add to the artistic extension of this creative arts zone of the city.**

We would also encourage the applicant to discuss the safety measures that this site and exterior staircase would employ to help encourage the type of resident interactions that are envisioned.

Exterior Facade

As the building masonry currently has a stucco / paint overcoat, the planning board may need additional information about the intended facade restoration. Similarly, more information about the intended window and door replacements (functionality, color/finish) would help the planning board understand the intended design direction.

Exterior Lighting

Discussion was held regarding lighting, and whether intermittent wall sconces or a continuous linear luminaire would be most appropriate on the facade with the exterior stairways. We hope the design team will continue to review this condition as well as the three other facades.

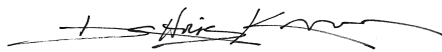
Fall Kill

One of the most important features of this building is that it has a north yard facing the Fall Kill creek. As was broadly discussed by the board at the previous meeting, a long-range aspiration project for Poughkeepsie is a future Fall Kill trail and park network that will follow the creek from the northside of the arterial to the Hudson River. From the 2018 Civil Engineering campaign that MASS and Scenic Hudson coordinated with The Chazen Companies, one of the most important lessons learned was that the WPA era creek walls in the Middle Main area are all in a state of disrepair. The City of Poughkeepsie and MASS through their work with the Northside Collaborative have been encouraging land owners adjacent to the creek to consider means to upgrade those creekside conditions. Some suggestions for consideration would be to create opportunities to safely get down to the creek to facilitate future access and also to assist in the ongoing maintenance and cleanup required to make the Fall Kill into a future public amenity. **We hope that the applicant will be in close dialog with planning staff and the adjacent parcel ownership (Hudson River Housing) in order to weave this keystone property into initiatives reserved by the previous site plan approvals and future plans of those parcels.**

As the north yard of the site plan currently shows a dog park, childrens play area and landscape buffer, each of these may have either physical elements (fencing, equipment, surface elements) that the planning board may want to understand in more detail in order to proceed. As we understand from the design team that the common one-story extension of the building is to be considered amenity spaces, such as bike storage, gym, e-scooters and coworking, **we also encourage the applicant to consider the placement of any northern program amenity spaces that directly overlook their northern yard and the Fall Kill, much like the Cafe at P.U.F. (Poughkeepsie Underwear Factory).**

We look forward to seeing this important anchor project for Middle Main evolve through public participation in collaboration with community partners.

Sincerely,
Chris Kroner



Principal
ckroner@mass-group.org

MASS DESIGN GROUP

1 Chandler Street Suite 101
Boston, MA 02116

289 Main Street Suite 101
Poughkeepsie, NY 12601

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+1 857 233 5788
+1 845 473 4003

massdesigngroup.org

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
		Co./Dept.	From		
		Fax #	Phone #		

239 Planning/Zoning Referral - Exemption Communities	
Municipality: City of Poughkeepsie	
Referring Agency: Planning Board	
Tax Parcel Numbers(s): 3440120000	
Project Name: 15 North Cherry Street Residential Conversion	
Applicant: Chaim Hirsch	
Address of Property: 15 Cherry St, Poughkeepsie, NY 126010000	

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☒ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☒ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested:
Entered By: Knauss, Judith

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: ☒ Matter of Local Concern ☐ No Jurisdiction ☐ No Authority ☐ Withdrawn ☐ Incomplete - municipality must resubmit to County ☐ Exempt from 239 Review ☐ None		Comments Attached: ☐ Local Concern with Comments ☐ Conditional ☐ Denial ☐ Incomplete with Comments- municipality must resubmit to County ☐ Informal Comments Only (Action Exempt from 239 Review)	
Date Submitted:	Notes: Updated site plan and elevations uploaded 4/27/22.	☒ Major Project	
Date Received: 3/30/2022		Referral #: ZR22-078	
Date Requested:			
Date Required: 4/28/2022	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 4/27/2022			

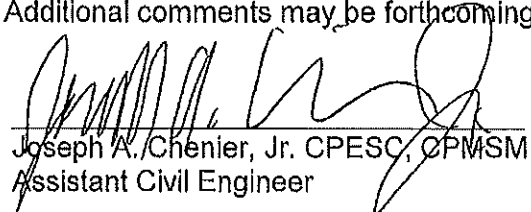


THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW Form #1

1. Date: April 13, 2022
2. Name of Site Plan: Site Plan
3. Address or Location: 15 North Cherry Street
4. Owner: North Cherry Holdings LLC
5. Engineer/ Architect: Paggi
6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).
7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).
8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:
 1. The sewer is shown connected directly to a manhole. A connection to the 10" sewer main is preferred. If a connection is made to a manhole, and outside drop connection is required.
 2. The on-site drainage is shown connected directly to the storm sewer, which in turn drains directly to the Fallkill Creek a 303(d) impaired waterbody. Green infrastructure practices are encouraged to be implemented.
 3. As indicated by the applicants engineer additional details are required to complete the Departments' technical review (i.e. water and sewer connection details, stormwater management design and general site construction details, etc.) Additional comments may be forthcoming.


Joseph A. Chenier, Jr. CPESC, CPMSM
Assistant Civil Engineer



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 4-6-22

PROJECT ADDRESS: 15 N Cherry St

PROJECT NAME:

OWNER: North Cherry Holdings LLC

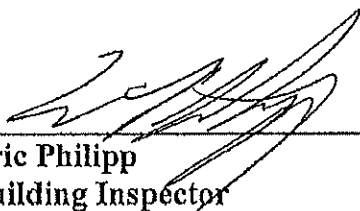
ENGINEER/ARCHITECT:

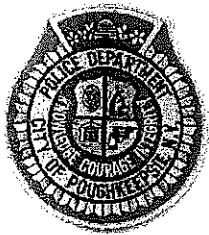


The site plan is acceptable and will be signed with no conditions.



The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:


Eric Philipp
Building Inspector



CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 04/01/2022

PROJECT NAME: 15 North Cherry Street

PROJECT ADDRESS: 15 North Cherry Street

☒ **THE SITE PLAN IS ACCEPTABLE AND WILL BE SIGNED WITH NO CONDITIONS**

☐ **THE SITE PLAN IS UNACCEPTABLE.**

CONDITIONS:

RECEIVED
APR 05 2022

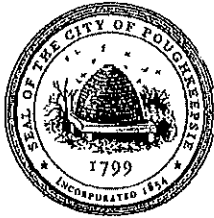
APPROVED BY CHIEF THOMAS PAPE OR AGENT:

DATE:

Sgt E Acken #112

SGT. E. ACKEN #112

04/01/2022



**THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4010 Fax: (845) 451-4006**

March 7, 2022

Chaim Hirsh
North Cherry Holdings LLC
7 Lety Lane
Suffern, NY 10901

RE: 15 North Cherry Street

Dear Mr. Hirsh:

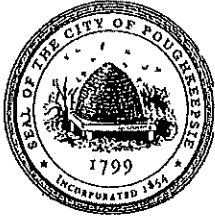
The Development Department is in receipt of your zoning review request relative to the property at 15 North Cherry Street and the proposed conversion of the warehouse thereon to a multiple residence containing 42 dwelling units. The Department is also in receipt of an application for site plan and special permit review relative to the same conversion.

The property is located in an area of the City zoned General Commercial (C-3) District. The conversion of existing building in C-3 Districts to residential use is permitted, with site plan and special permit approval from the Planning Board, pursuant to the provisions of Section 19-3.24(2)(b)(9) of the Zoning Ordinance, as follows:

- i. A building is in existence on the effective date of this chapter.
- ii. No dwelling unit shall contain more than two bedrooms.
- iii. The minimum floor area of a dwelling unit not containing a separate bedroom shall be 400 square feet.
- iv. The minimum floor area of a one-bedroom dwelling unit shall be 600 square feet.
- v. The minimum floor area of a two-bedroom dwelling unit shall be 750 square feet.
- vi. The minimum floor area for a work/live loft shall be 800 square feet; and no such loft shall be used as a retail shop, gallery or any other use which relies on regular customer or client visitation as a normal part of its operation. No such loft shall serve as a place from which, commercial vehicles are dispatched or operated.
- vii. Off-street parking space shall be provided in accordance with the requirements of Section 19-4.3 of this chapter, and such space shall be located within 600 feet of the premises.

Review of the proposal for compliance with these criteria and the other applicable criteria of the Ordinance reveals the following deficiencies:

- Section 19-3.24(2)(b)(9)(vii) requires that off-street parking be provided in accordance with Section 19-4.3, and that such parking shall be located within 600 feet of the property: 73 spaces are required: 22 spaces are provided on site, additional spaces are not provided within 600 feet;



**THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4010 Fax: (845) 451-4006**

- Section 19-4.3(11) requires that 73 off-street parking spaces be provided: 22 spaces are provided on site;
- Section 19-4.3(1) requires that not more than 12 parking spaces shall be permitted in a continuous row without being interrupted by landscaping: there are 22 spaces in a row without interruption by landscaping;
- Section 19-4.13(1) does not permit parking in front yards: the parking is proposed to be located entirely within the front yard;
- Section 19-4.13(1) requires that all accessory uses be set back a minimum of six (6) feet from any side or rear property line: the children's playground and dog park appear to be located on the north and east property lines on some of the pages submitted, although the landscape plan appears to suggest a setback of at least six (6) feet from the north property line and three (3) feet from the east property line (unless these uses are integrated into the landscaping);
- Section 19-4.18(2)(a) prohibits any structure or use of land other than for parking, recreation or open space within 30 feet of the top of the banks of the Fallkill Creek as defined by the Director of Development: the refuse area is proposed to be located approximately 20 feet from what appears to be the top of the banks (the retaining wall along the Creek).

Therefore, the proposal is hereby denied. You may, within sixty (60) days of the date of this communication, either:

- 1) Make application to the Zoning Board of Appeals, requesting that variances be granted (application attached); or,
- 2) Revise the plan to the degree possible to comply with the provisions of the Zoning Ordinance as outlined herein to eliminate or reduce the need for any variances.

Also attached please find a site plan check sheet, annotated to identify deficiencies in the site plan/special permit application. Attached you will also find a workshop for preparation of a Conservation Analysis, which is also required. It is recommended that if you have not yet done so, you contact Acting Fire Chief Joseph Franco to review the plans, particularly with regard to your plans for fire suppression (including whether or not there is adequate water pressure for any sprinkler systems).

Please feel free to contact me if you have any questions in this regard.

Very truly yours,

Judith Knauss
Deputy Zoning Administrator

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

- I. **PROPERTY ADDRESS:** 117 N. Hamilton Street
- II. **PROPERTY OWNER:** See Attachment A
ADDRESS: _____

_____ (state and zip code)
PHONE NUMBER: _____ (include area code)
- III. **NAME OF APPLICANT:** Baxter Development Corp. Attn: Eric Baxter
ADDRESS: 278 Mill Street, Suite 100
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 845-471-1047 (include area code)
EMAIL ADDRESS: Eric@Baxterbuilt.com
- (If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)
- IV. **CONSULTANT:** Rohde, Soyka & Andrews, Consulting Engineers, PC
ADDRESS: 40 Garden Street
Poughkeepsie
NY 12601 (state and zip code)
PHONE NUMBER: 845-452-7515 (include area code)
- V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): _____
Wholesale storage, warehousing, manufacturing, creative, retail, contracting businesses
- VI. **ZONING DISTRICT:** I-1

OFFICE USE ONLY

CODE: PLSF

ID # RB2622 610

FEE: _____
Total, from:
\$500, plus
\$ _____
(\$150 per 1000
square feet of floor
area), plus
\$ _____
(\$35 per number of
required parking
spaces), plus
\$ _____
(\$500 for special
permit, if applicable)

(Proceed to XVII for special permit & façade approval only)

RECEIVED

JUN - 6 2022

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

**Application for Site Plan, Special Permit & Façade Approval
Attachment A**

OWNERSHIP:

- PARCEL: 266293
117 N Hamilton, LLC
186 Cottage Street
Poughkeepsie, 12601
Size: 0.43 Acres
Telephone : 845-465-0207
Email: truforminc@verizon.net
- PARCEL: 271278
North Hamilton Parcel, LLC
278 Mill St., Suite 100
Poughkeepsie, NY 12601
Size: 1.20 Acres
Telephone: 845-471-1047
Email: eric@baxterbuilt.com

PROJECT INFORMATION

New construction: ☒ (yes) ☐ (no)

Change of use: ☐ (yes) ☐ (no)

Expansion/addition: ☐ (yes) ☐ (no)

Alteration: ☐ (yes) ☐ (no)

Cost of Construction: \$ _____

LOT AND BULK INFORMATION:

Lot area: 1.63 (acres) 71,003 (square feet)

Building Footprint: 19,957 (proposed square feet for new construction)

 (existing square feet for change of use/expansion)

 (additional proposed square feet for expansion)

 (total building footprint, square feet)

Lot Coverage: 28 (percentage, building coverage only)

Gross Floor Area: 23,422 (proposed square feet for new construction)

 (existing square feet for change of use/expansion)

 (additional proposed square feet for expansion)

 (total gross floor area, square feet)

Building Height: 1 (stories) 32 (feet)

Floor Area Ratio: 0.33 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 24

B) Number of Off-Street Parking Spaces provided:

C) Waiver Requested: (Yes) ☒ (No)

Is municipal parking available within 600 feet? (Yes) ☒ (No)

If yes, name all such municipal facilities: _____

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet?

_____ (Yes) _____ (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board):

IX. RESIDENTIAL PROPOSALS

A) Type of Development: _____
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: _____

Number of one (1) bedroom units: _____

Number of two (2) bedroom unit's _____

Number with three or more bedrooms: _____

Total number of units: _____

C) Is funding public? ____ Yes ____ No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (____ Medical/Dental ____ Professional ____ Business)

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating): _____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded): _____

G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

XIV. INDUSTRIAL/COMMERCIAL PROPOSALS (Automobile repair, taxi, motor vehicle sales, warehouse, manufacturing, animal hospital, research facilities, etc.)

A) Specify Use: WAREHOUSE

B) Number of shifts (if any): ONE

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): NA - NOT APPLICABLE

F) Days/Hours of operation: 6 DAYS PER WEEK - 8-10 HOURS PER DAY 7a-5p

XV. EDUCATIONAL/INSTITUTIONAL/RECREATIONAL PROPOSALS (e.g., Museums, Theatres, Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

A) Specify: _____

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): _____

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

G) Number of rental units (hotels, motels, etc.) _____

H) Number of boat slips/courts (e.g., tennis, handball, etc.), alleys: _____

I) Days/Hours of Operation: _____

XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific):

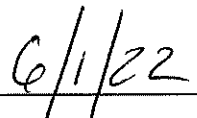
XVII. APPLICANT CERTIFICATION

I, _____, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

The applicant certifies that all information contained herein is accurate and complete as of the date of this application.



Signature of Applicant



Date

BAXTER

DEVELOPMENT

July 5, 2022

The City of Poughkeepsie New York Planning & Zoning
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Re: 117 North Hamilton Street

To Whom it may concern,

We write to you regarding our upcoming project at 117 North Hamilton Street and in response to the questions and comments posed by the Planning Board. Attached, you will find the Planning Board application, in addition to the following materials:

- Site Plan (updated to show outline of structures on adjoining properties)
- NRI Conservation Analysis
- Landscape Plan (updated to show trees slated for removal)
- Render (updated with new building color and signage option)

Additionally, there was one amendment to the application to correct the number of parking spaces that will be on the lot. The total parking spaces will be 40.

There were two pieces of optional feedback from the planning board, see below:

- Optional Request 1:
 - Feedback: Add windows and a commercial space to the back of the building.
 - Response: We have elected not to include materials for this, as the design of the building includes a side yard between the building and the future Urban Trail
- Optional Request 2:
 - Feedback: Look at various color alternatives and signage for the back building.
 - Response: An updated design with a new color alternative & signage is included.

Separately, we are making an application to the Zoning Board of Appeals in the request of a variance for relief of 20-feet on the northeast corner of the site (in response to zoning ordinance 19-3.29(4)(d) that calls for a 25-foot landscaped buffer). The intent of the zoning ordinance is to provide a substantial barrier between industrial/commercial and residential properties, which we believe is through an opaque fence, thick landscaping and a natural slope that sets our property well below the neighboring parcel.

BAXTER

DEVELOPMENT

If anything still remains unclear after your review of the submitted materials, please let us know.

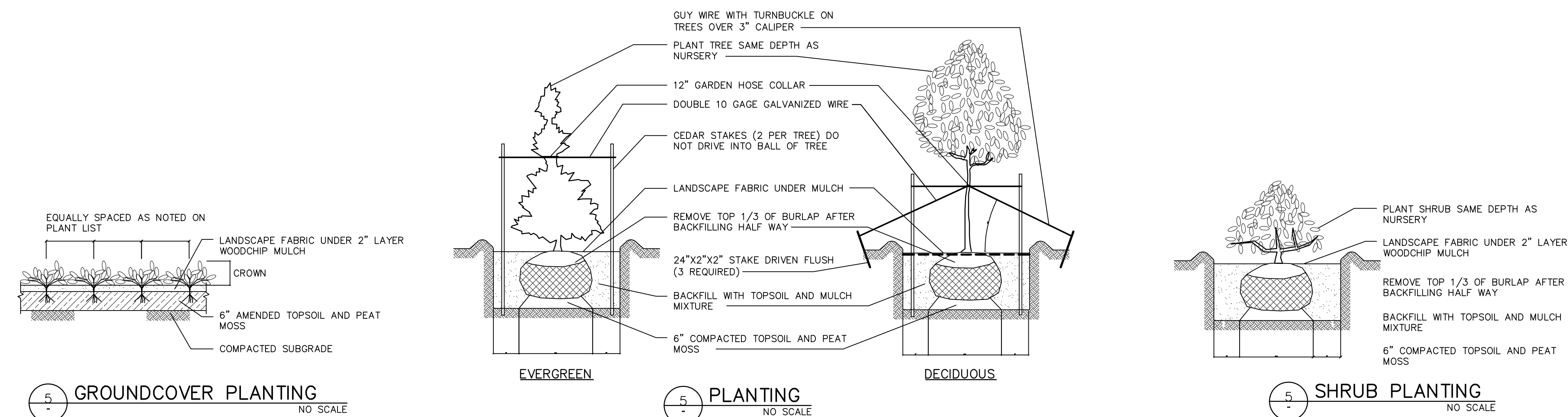
Thank you,

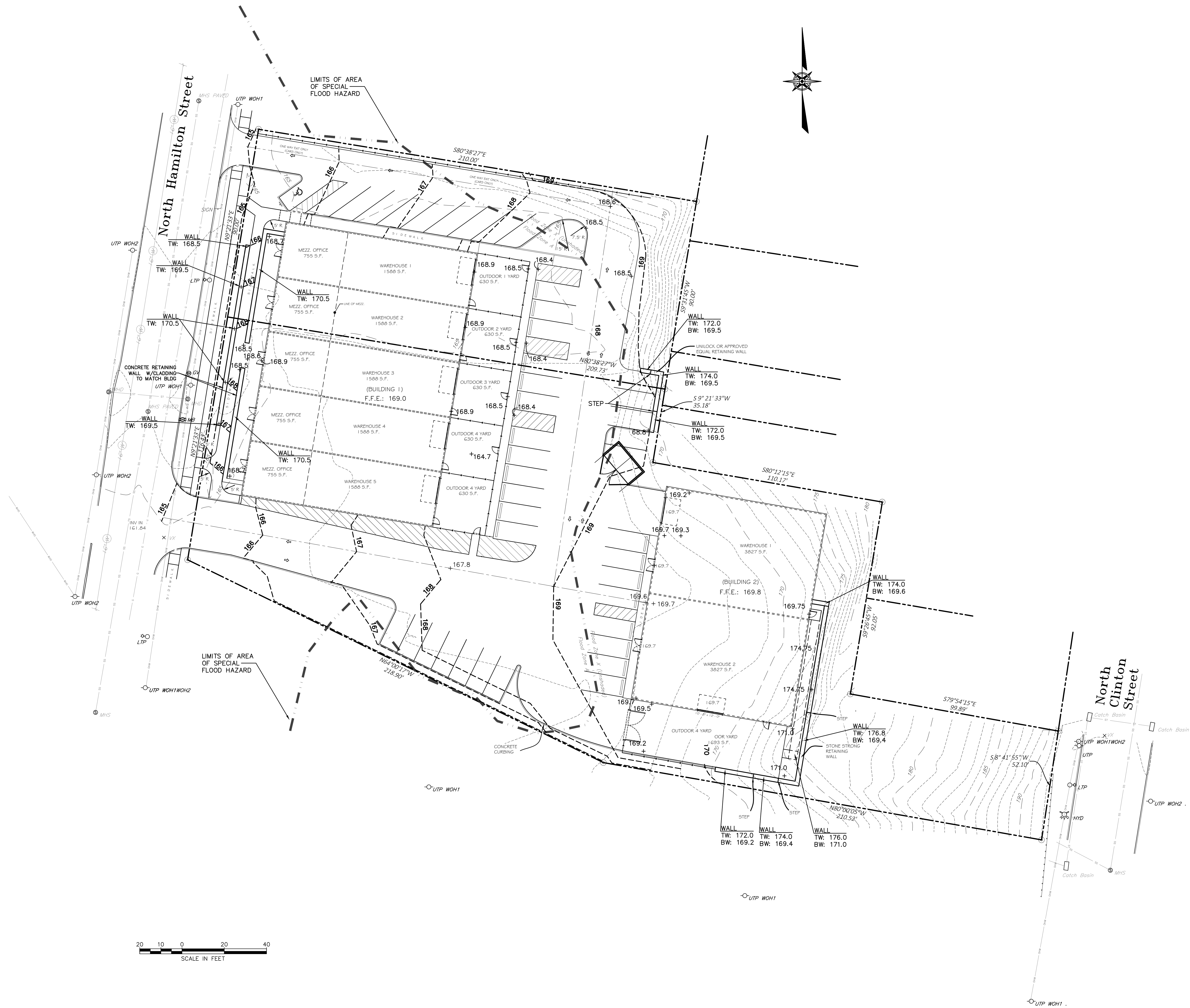


Eric Baxter

Vice President

Baxter Development Corp.

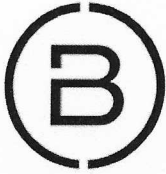




20 10 0 20 40
SCALE IN FEET

1
C102 GRADING PLAN
1" = 20'

PROJECT NUMBER: 21-786-01		DRAWING NUMBER: C102		3 OF 9	
117 NORTH HAMILTON NORTH HAMILTON STREET CITY OF Poughkeepsie DUTCHESS COUNTY, NEW YORK		GRADING PLAN			
ROHDE, SOYKA & ANDREWS Consulting Engineers PC Poughkeepsie, N.Y. 12601 40 Garden Street Pax: (845) 852-8355		DRAWN BY: KMC CHECKED BY: JVA DATE: MARCH 2022 SCALE: 1" = 20'		NORTH ARROW Alteration of this drawing, except by a Licensed Professional Engineer or Architect, must be indicated and bear his/her seal. The user of this drawing shall verify all dimensions shown. This line is one inch long.	
				NO. DATE 1 5/3/22 PER COMMENTS JVA	
				REVISION BY	



June 1, 2022

City of Poughkeepsie Planning Board
62 Civic Center Plaza
2nd Floor
Poughkeepsie, NY 12601

Re: 117 North Hamilton Street

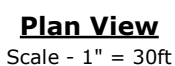
To Whom it may concern,

We write to you regarding our upcoming project at 117 N Hamilton Street and in response to the questions and comments posed by the Planning Board.

Attached are the updated drawings to reflect our responses to the comments and questions from the planning board.

Thank you,

Eric Baxter
Vice President
Baxter Development Corp.

[illegible]

Note
Please note this analysis does not comply with IESNA RP-8-18 levels for parking and pedestrian safety. Acuity Brands Lighting will not be liable for any issues that may arise from the installation of this design. An alternative design can be provided if requested through your acuity Agent.

Note
Background Image Disclaimer
Please note this design utilizes an image format or converted image such as a PDF or JPEG formats for the background shown. These types of formats can vary in accuracy and possibly resulting in deficiencies of actual readings in the field. Acuity Brands strongly suggest the use of Auto CAD formats for all design request.

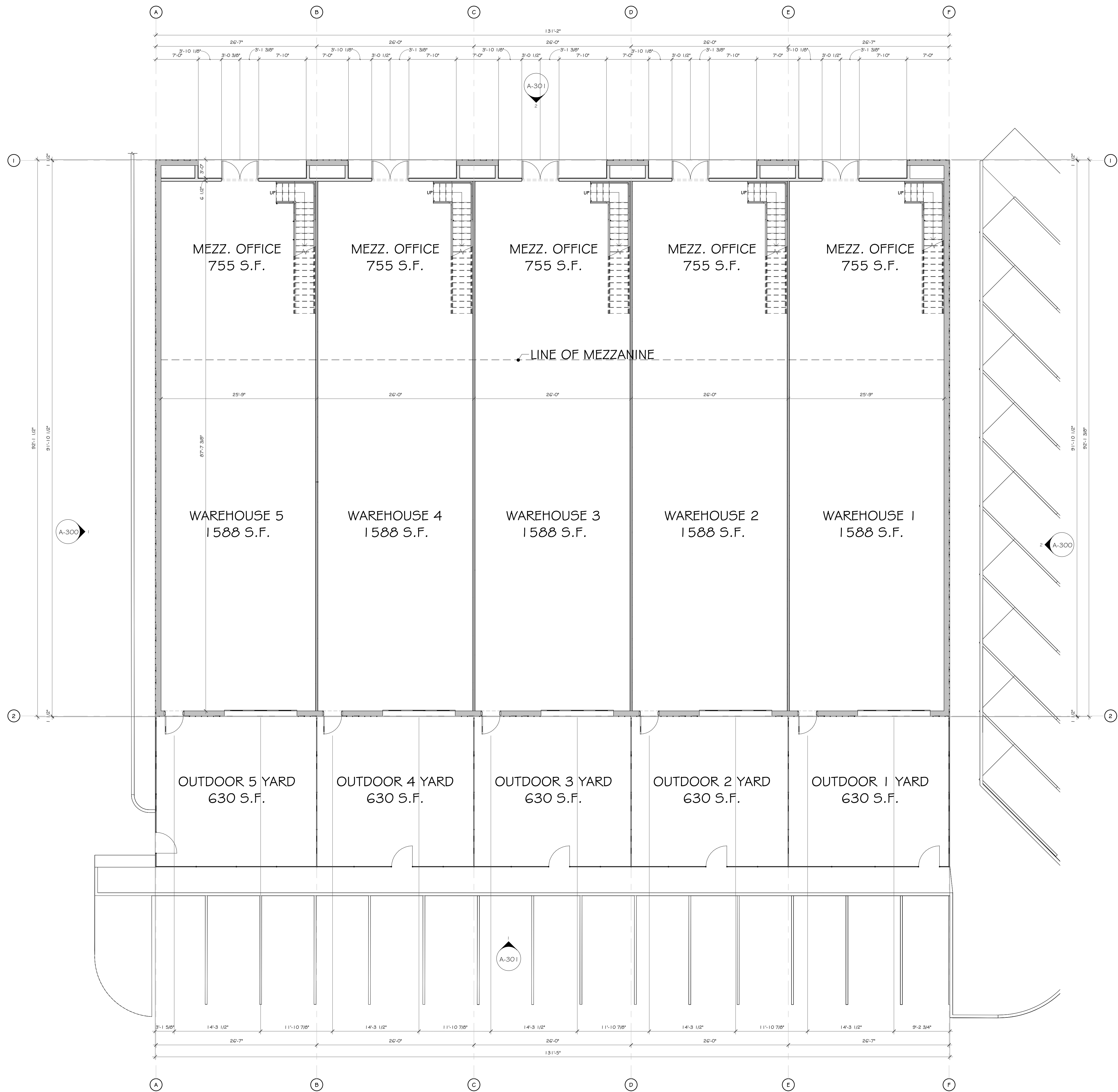
Note

1. Readings shown are based on a total LLF of as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
2. Please refer to the "luminaire locations" table for mounting heights.
3. Product information can be obtained at www.AcuityBrands.com.

Luminaire Locations							
		Location					
No.	Label	X	Y	Z	MH	Orientation	Tilt
1	A	89.00	-13.00	20.00	20.00	186.34	0.00
2	A	110.00	121.00	8.00	8.00	9.46	0.00
3	A	59.00	130.00	8.00	8.00	5.19	0.00
1	B	194.00	-52.00	20.00	20.00	282.26	0.00
2	B	93.00	-6.00	20.00	20.00	101.31	0.00
3	B	109.00	89.00	20.00	20.00	101.31	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT		0.4 fc	5.2 fc	0.0 fc	N/A	N/A
PROPERTY LINE		0.0 fc	0.0 fc	0.0 fc	N/A	N/A
SITE CALCULATIONS		0.4 fc	5.6 fc	0.0 fc	N/A	N/A

Schedule								
Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	3	HLWPC2 P10 40K XX T2M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type II Medium	1	3110	0.9	28
	B	3	HLWPC2 P10 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Forward Throw Medium	1	3209	0.9	28



1 BUILDING 1 FLOOR PLAN
1/8" = 1'-0"

CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.

WINDOW / DOOR NOTES:

1. ALL WINDOWS ARE BASED UPON USING ANDERSEN 200 SERIES W/ DUAL PANE HIGH PERFORMANCE LOW E GLAZING WINDOWS AND DOOR ASSEMBLIES SHALL BE LABELED AND CERTIFIED BY THE MANUFACTURER NOT TO EXCEED 0.3 CFM/SF AND SWINGING DOORS SHALL HAVE NO MORE THAN 0.5 CFM PER SQUARE FOOT OF LEAKAGE.
2. G.C. TO CONFIRM ALL DOOR AND WINDOW ROUGH OPENING SIZES PRIOR TO ORDERING.
3. CONFIRM HEAD HEIGHT AND SILL HEIGHT W/ OWNER IN FIELD TO DETERMINE SPECIAL CONDITIONS IN KITCHEN AND ON 2ND FLOOR.
4. GLAZING W/ 1/8" W FLOOR REQUIRED TO BE TEMPERED.

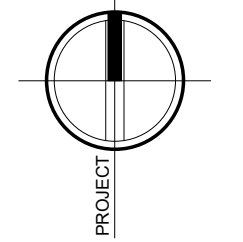
NOTES:

- ALL BATHROOMS & LAVS, NOT HAVING OPERABLE WINDOWS OR HAVING LESS THAN 1.5 S.F. OF WINDOW VENT SPACE SHALL BE MECHANICAL VENTED TO THE EXTERIOR AND TERMINATE USING A WEATHERPROOF BATTLE DEVICE. (SEE FOLLOWING CFM REQUIREMENTS) INTERMITTENT VENTILATION REQUIRES A MIN. OF 50 CFM (25 G.P.M) WHILE CONTINUOUS VENTILATION REQUIRES 20 CFM (10 G.P.M).

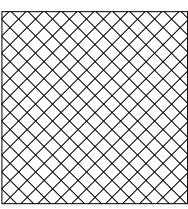
WALL NOTES:

1. ALL MTL. STUD WALLS, PROVIDE COLD ROLLED CHANNEL @ EV. 4'-0" VERT.
2. ALL MTL. STUD WALLS OVER 12'-0" & ALL DECKING WALLS, INSTALL DIAGONAL X-BEAMING AT 45° ANGLE @ CORNER & ENDS, USE 2" x 10 S.A. GALVANIZED STRIPS W/ (4) #10 TIE SCREWS @ ENDS & ONE @ EACH STUD INSTALL COLD ROLLED CHANNEL @ 4' AND 8'.
3. ALL DIMENSIONS ARE TO ROUGH FRAMING.
4. CLOSED CELL SPRAY FOAM INSUL. MAY BE SUBSTITUTED FOR BATT INSULATION GIVEN THAT AN IGNITION BARRIER IS PROVIDED.
5. STRUCTURAL SPECIFICATION OF METAL FRAMING MEMBERS/GAUGES AND ANY BRACING SUPERSEDE THE ARCHITECTURAL DRAWINGS.

PROJECT



NORTH



KEY PLAN

AREA OF CONSTRUCTION

CONSTRUCTION DOCUMENT

REVISIONS:

NUM.	DATE	DESCRIPTION



ANDERSON
DESIGN
GROUP

ARCHITECTURE
PLANNING
INTERIORS

25 WALLKILL AVE • MONTGOMERY • NY 12549
O: 845.294.2724 | F: 888.305.6442

WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM

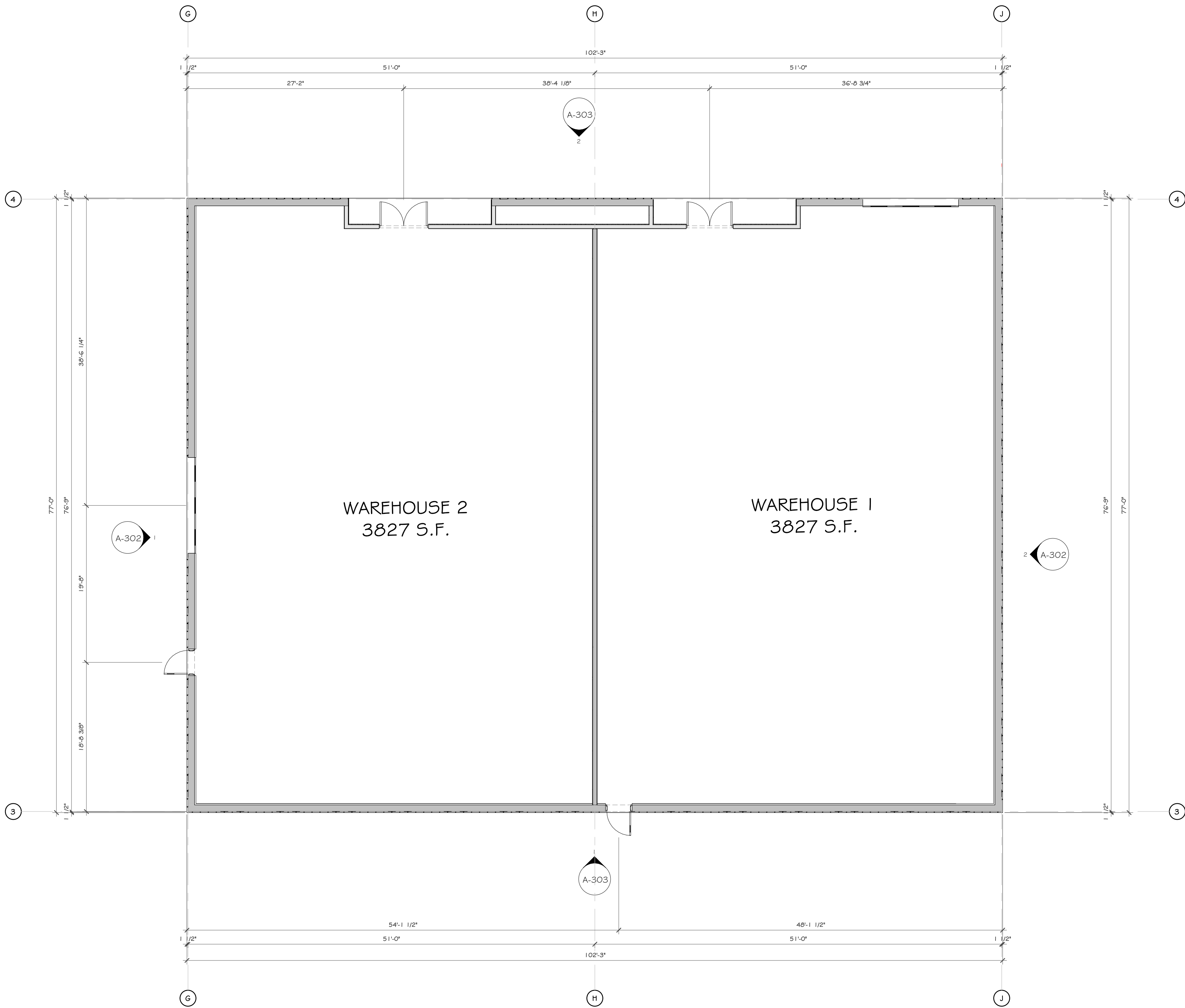
Project: BAXTER 117 N HAMILTON
117 NORTH HAMILTON ST., CITY OF POUGHKEEPSIE
COUNTRY OF DUTCHESS, NEW YORK

Drawing Name:
BUILDING 1 FLOOR PLAN

Drawn: IDEA Scale: AS NOTED Project: 22102 Date: 03/02/22

Drawing Number:

A-201



1 BUILDING 2 FLOOR PLAN
1/8" = 1'-0"

CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.

WINDOW / DOOR NOTES:

- ALL WINDOWS ARE BASED UPON USING ANDERSEN 200 SERIES W/ DUAL PANE HIGH PERFORMANCE LOW E GLAZING WINDOWS AND DOOR ASSEMBLIES SHALL BE LABELLED AND CERTIFIED BY THE MANUFACTURER NOT TO EXCEED 0.3 CPM/ SF AND SWINGING DOORS SHALL HAVE NO MORE THAN 0.5 CPM PER SQUARE FOOT OF LEAKAGE.
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- CONFIRM HEAD HEIGHT AND SILL HEIGHT W/ OWNER IN FIELD TO DETERMINE SPECIAL CONDITIONS IN KITCHEN AND ON END FLOOR.
- GLAZING W/ IN 18" W/ FLOOR REQUIRED TO BE TEMPERED.

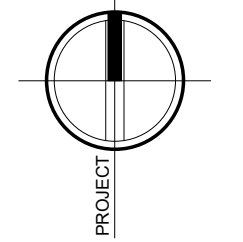
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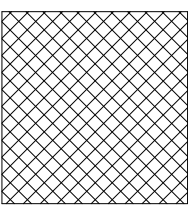
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- ALL MTL. STUD WALLS OVER 12'-0" & ALL BEARING WALLS, INSTALL DIAGONAL X-BEARING AT 45° ANGLE @ CORNER & ENDS, USE 2" 16 G.A. GALVANIZED STRAPS W/ (4) #10 TEK SCREWS @ ENDS & ONE @ EACH STUD. INSTALL COLD ROLLED CHANNEL @ 4" AND 2".
- ALL DIMENSIONS ARE TO ROUGH FRAMING.
- CLOSED CELL SPRAY FOAM INSUL. MAY BE SUBSTITUTED FOR BATT INSULATION GIVEN THAT AN IGNITION BARRIER IS PROVIDED.
- STRUCTURAL SPECIFICATION OF METAL FRAMING MEMBERS/GAUGES AND ANY BRACING SUPERSEDE THE ARCHITECTURAL DRAWINGS.

PROJECT



NORTH



KEY PLAN

AREA OF CONSTRUCTION

CONSTRUCTION DOCUMENT

REVISIONS:

NUM.	DATE	DESCRIPTION



ANDERSON
DESIGN
GROUP

ARCHITECTURE
PLANNING
INTERIORS

25 WALLKILL AVE • MONTGOMERY • NY 12549
O: 845.294.2724 | F: 888.305.6442

WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM

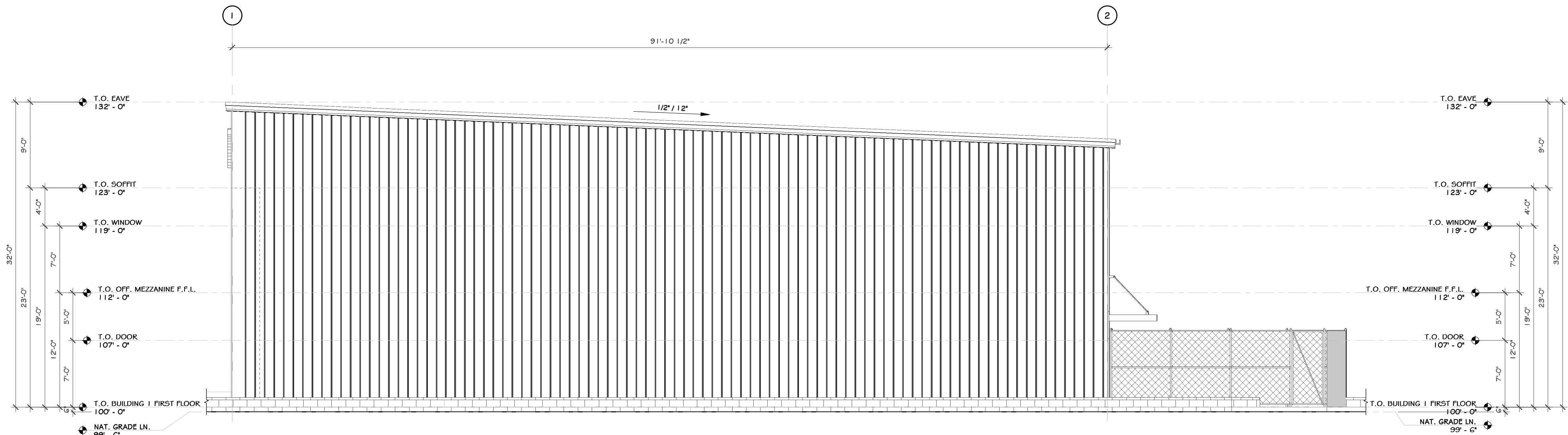
Project: BAXTER 117 N HAMILTON
117 NORTH HAMILTON ST., CITY OF PLOMKEEPSIE
COUNTRY OF DUTCHESS, NEW YORK

Drawing Name: BUILDING 2 FLOOR PLAN

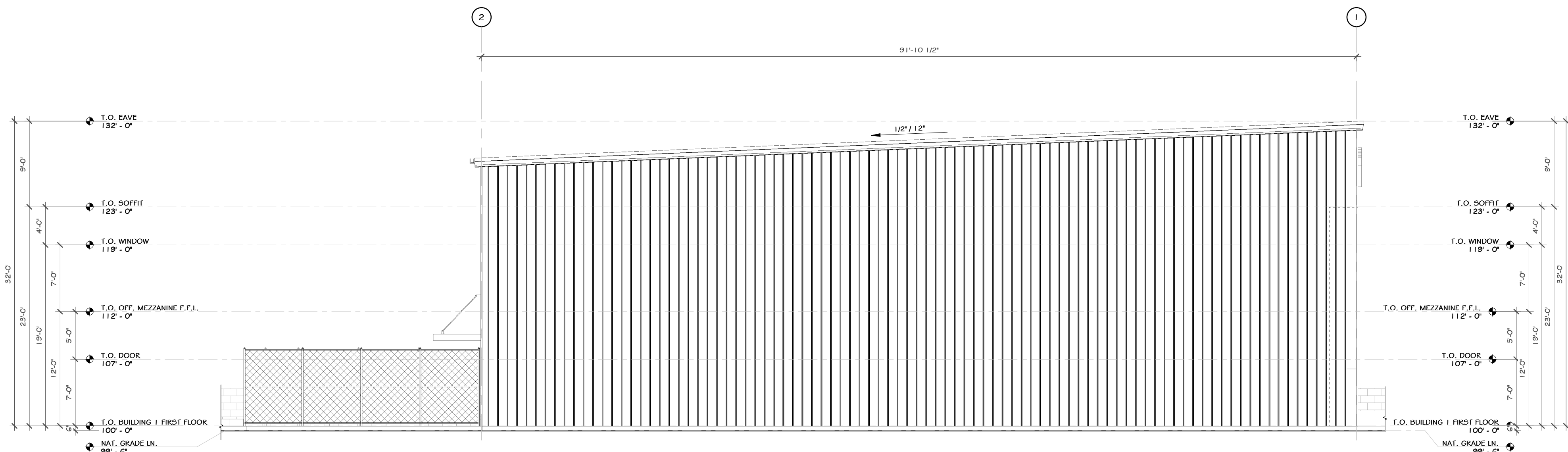
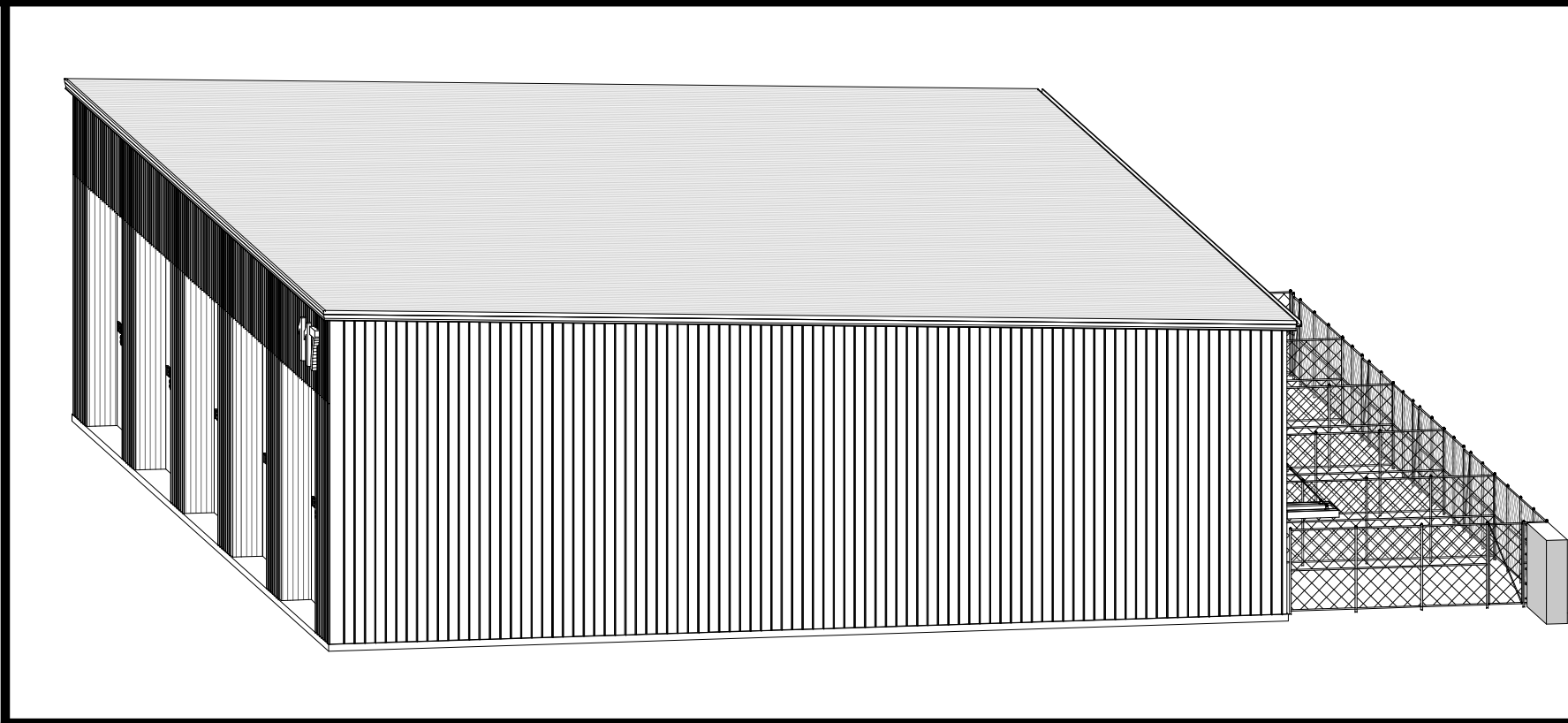
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Drawing Number:

A-202



1 SOUTH ELEVATION
1/8" = 1'-0"

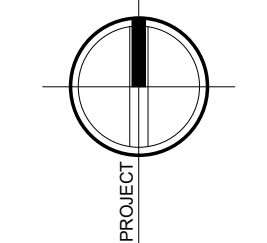


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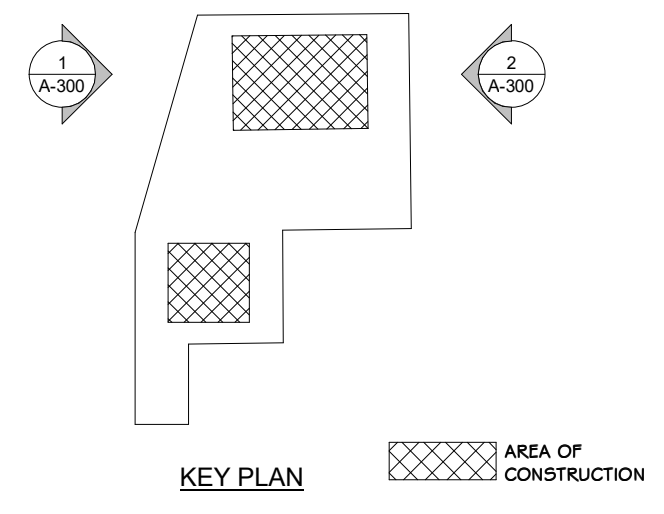
CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.

PROJECT



NORTH

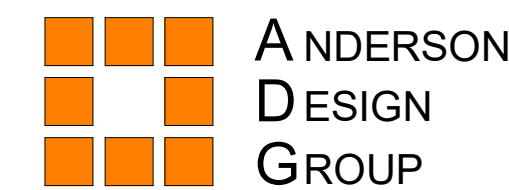


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SCHEMATIC DESIGN

REVISIONS:

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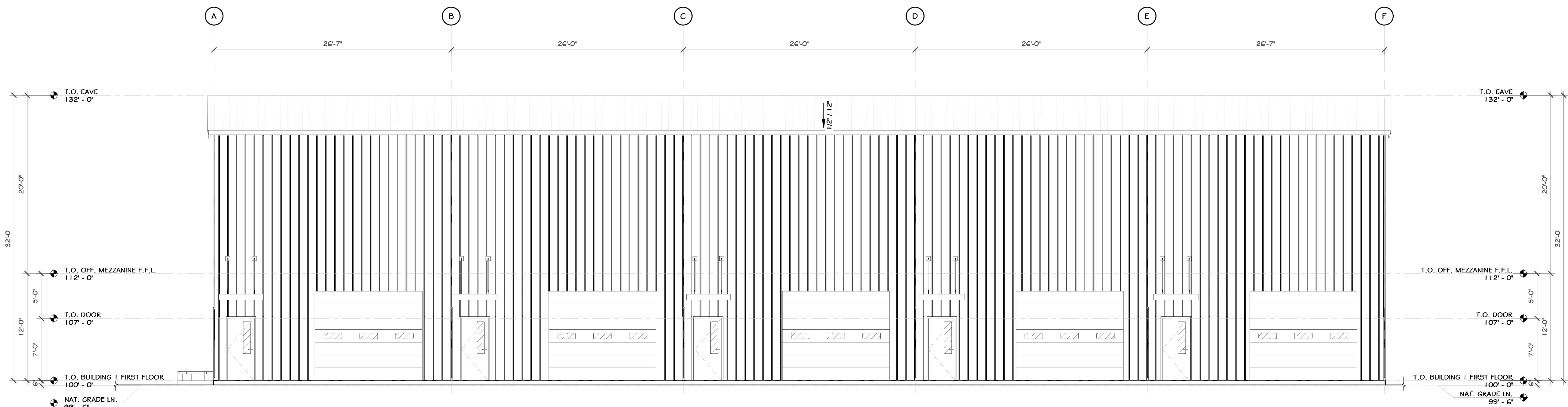
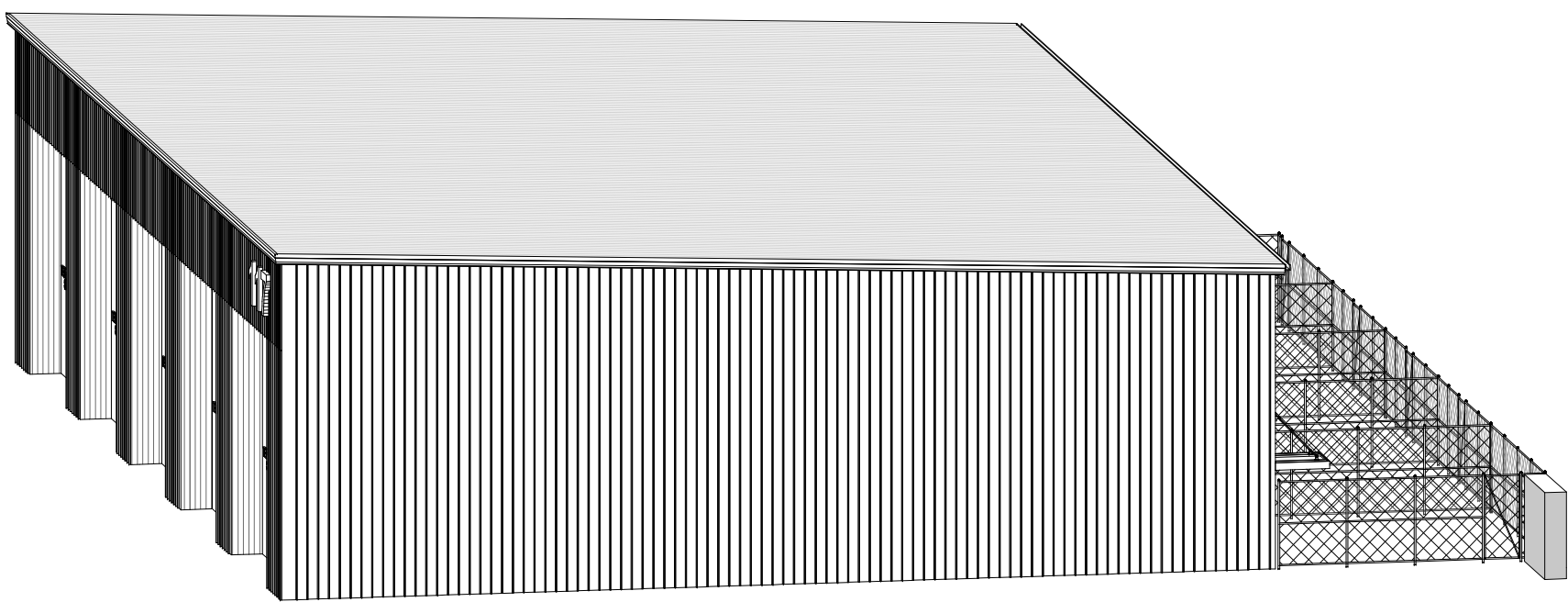
Project: 117 NORTH HAMILTON
117 NORTH HAMILTON ST., POUGHKEEPSIE, NY 12601

Drawing Name:
BUILDING 1 EXTERIOR ELEVATIONS

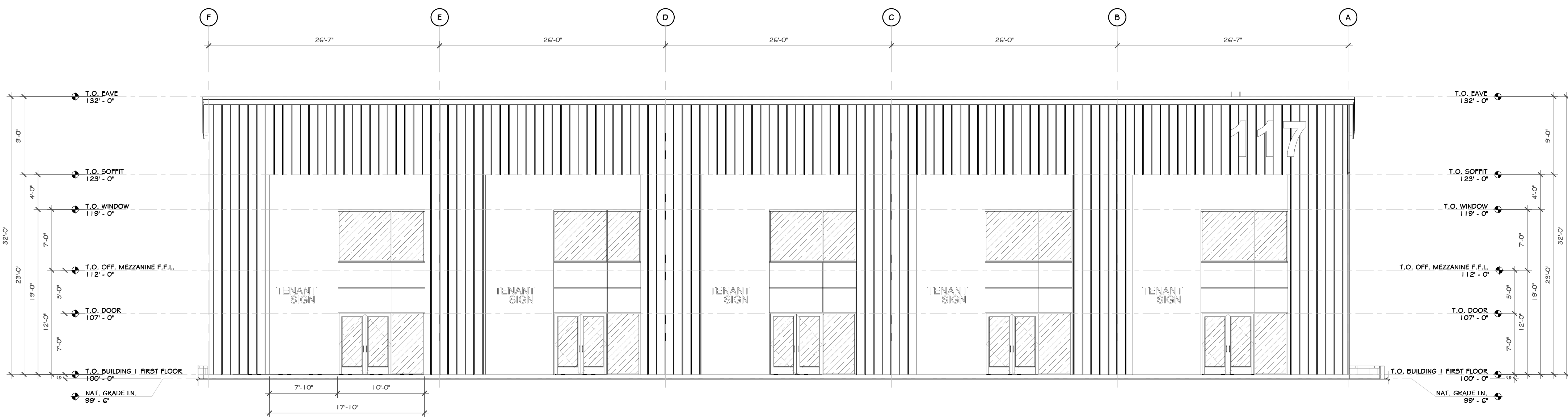
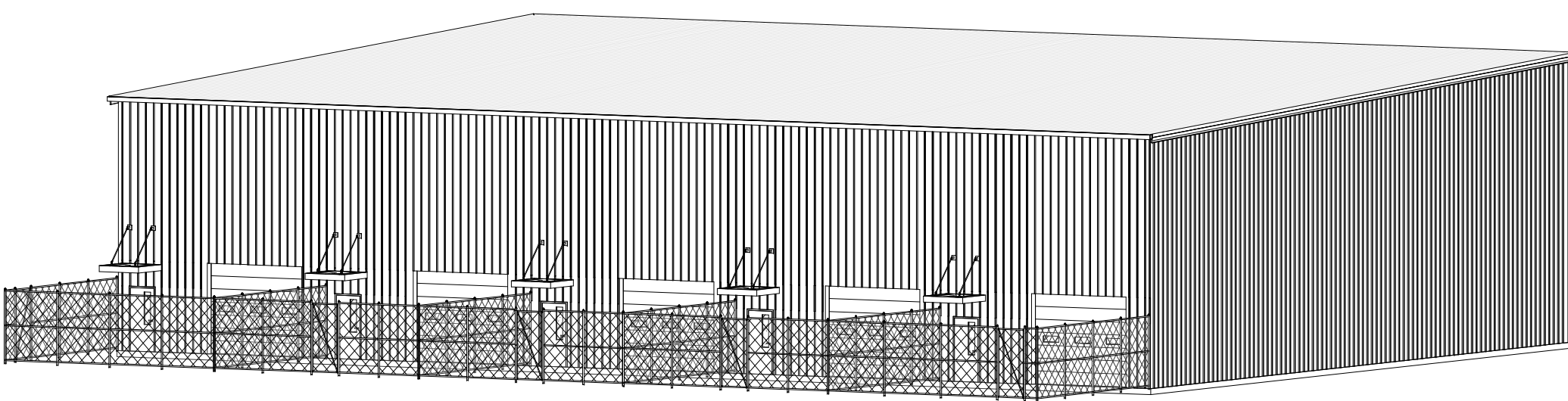
Drawn: IDEA Scale: AS NOTED Project: 22102 Date: 05/31/22



Drawing Number:
A-300-PB



1 EAST ELEVATION
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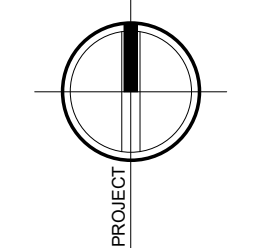


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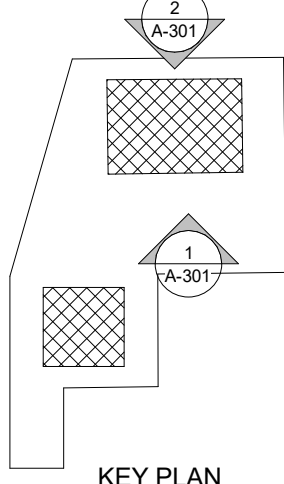
CONSTRUCTION NOTES

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PROJECT



NORTH

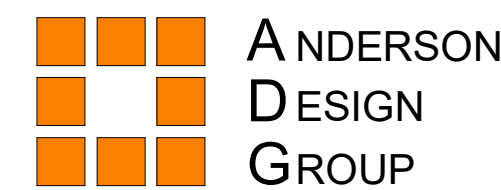


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REVISIONS:

NUM.	DATE	DESCRIPTION



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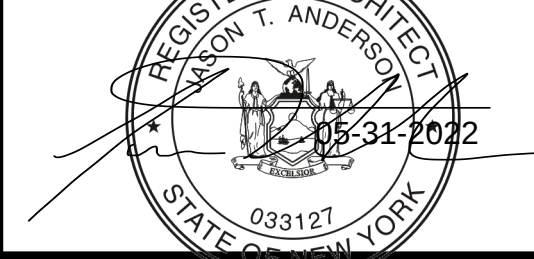
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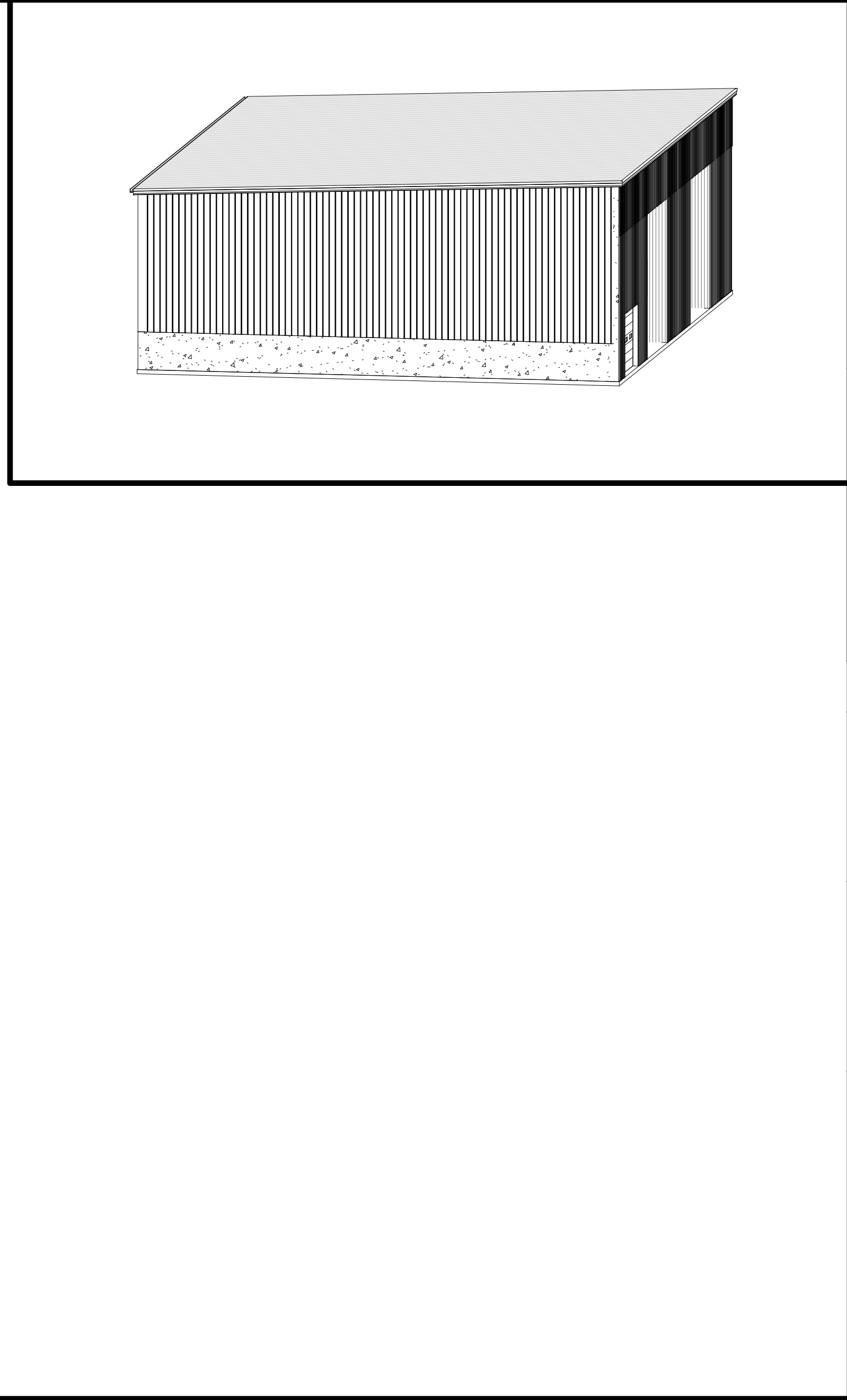
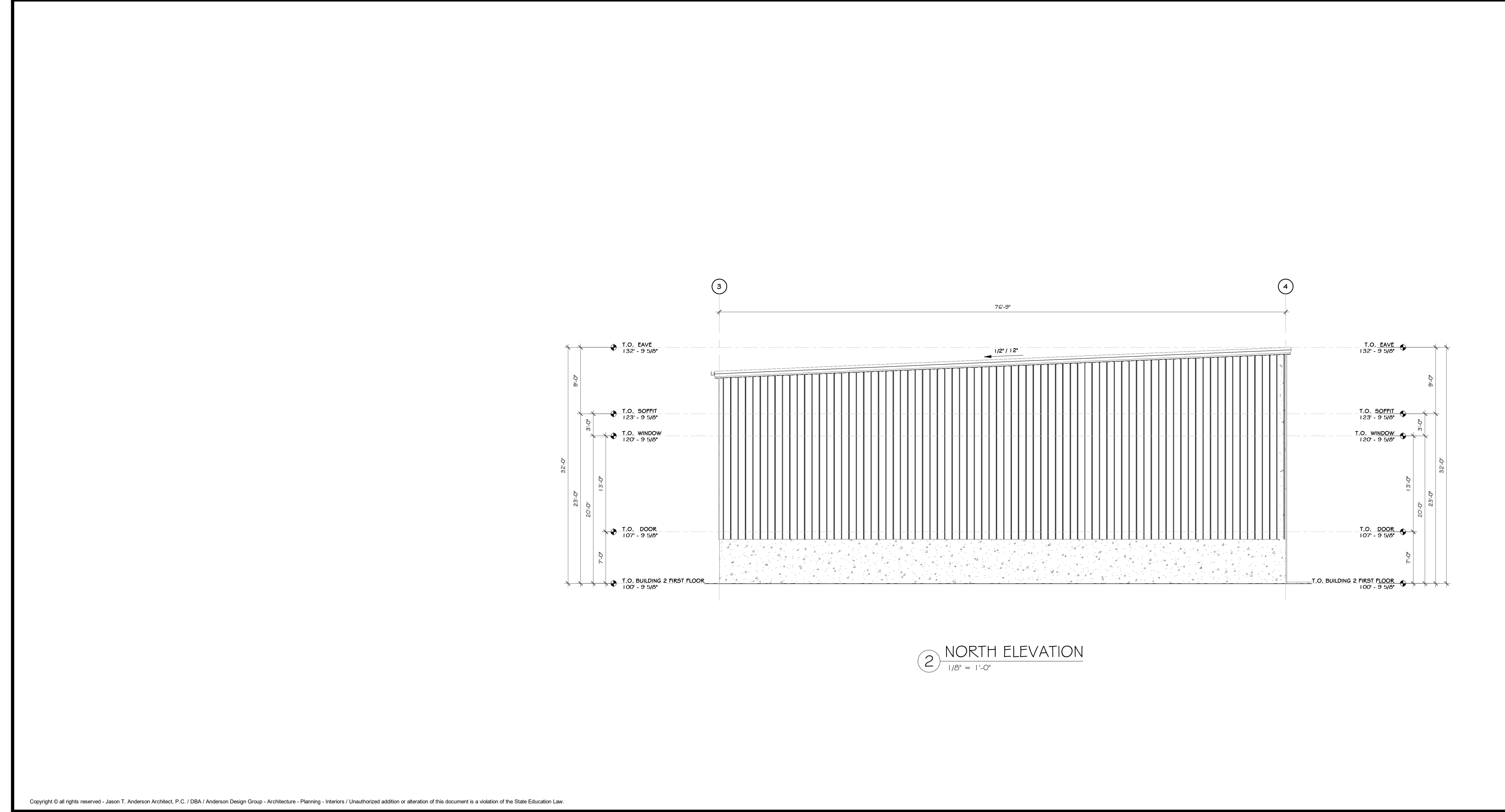
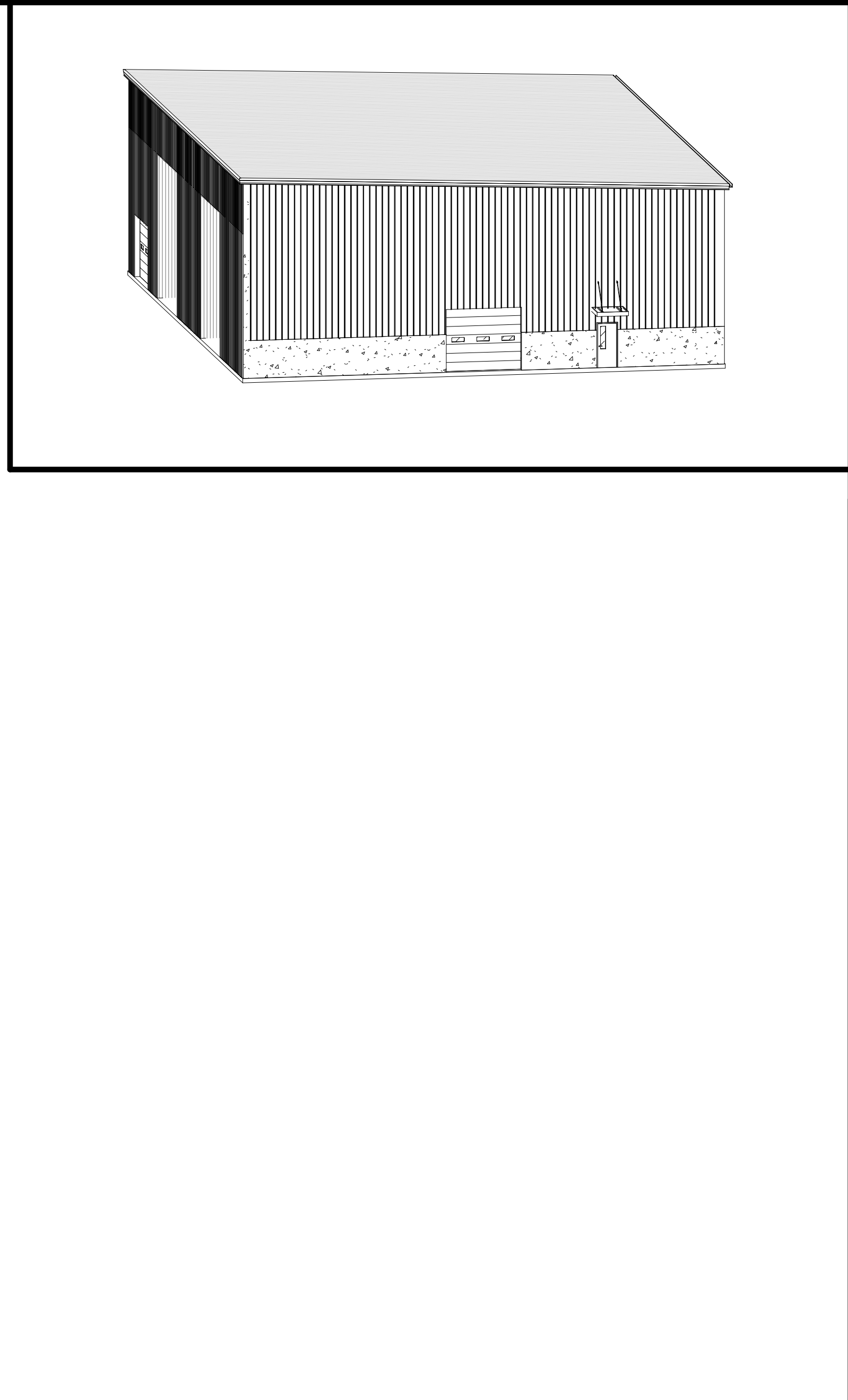
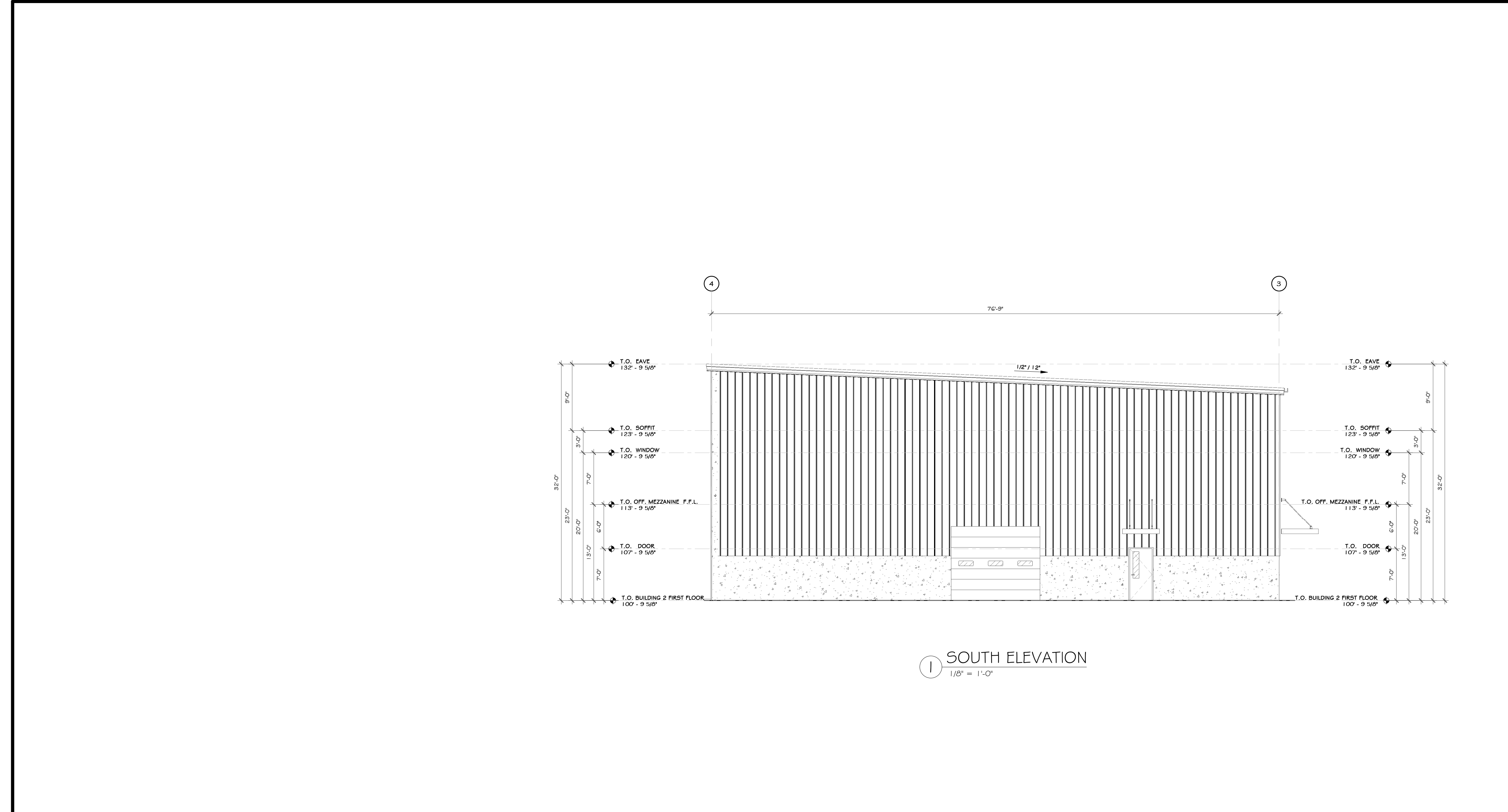
Project: 117 NORTH HAMILTON
117 NORTH HAMILTON ST., POUGHKEEPSIE, NY 12601

Drawing Name:
BUILDING 1 EXTERIOR ELEVATIONS

Drawn: IDEA Scale: AS NOTED Project: 22102 Date: 05/31/22



Drawing Number:
A-301-PB



CONSTRUCTION NOTES

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Project: 117 NORTH HAMILTON
117 NORTH HAMILTON ST., POUGHKEEPSIE, NY 12601

Drawing Name: BUILDING 2 EXTERIOR ELEVATIONS

Drawn: IDEA

Scale: AS NOTED

Project: 22102

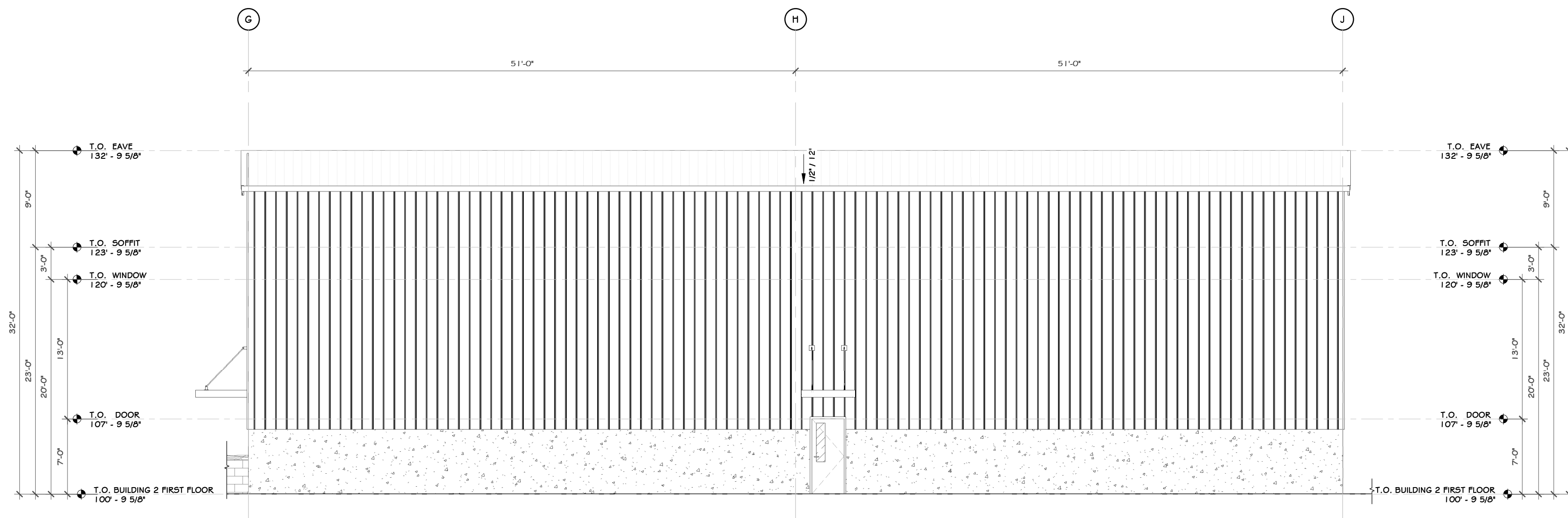
Date: 05/31/22

Drawing Number: A-302-PB

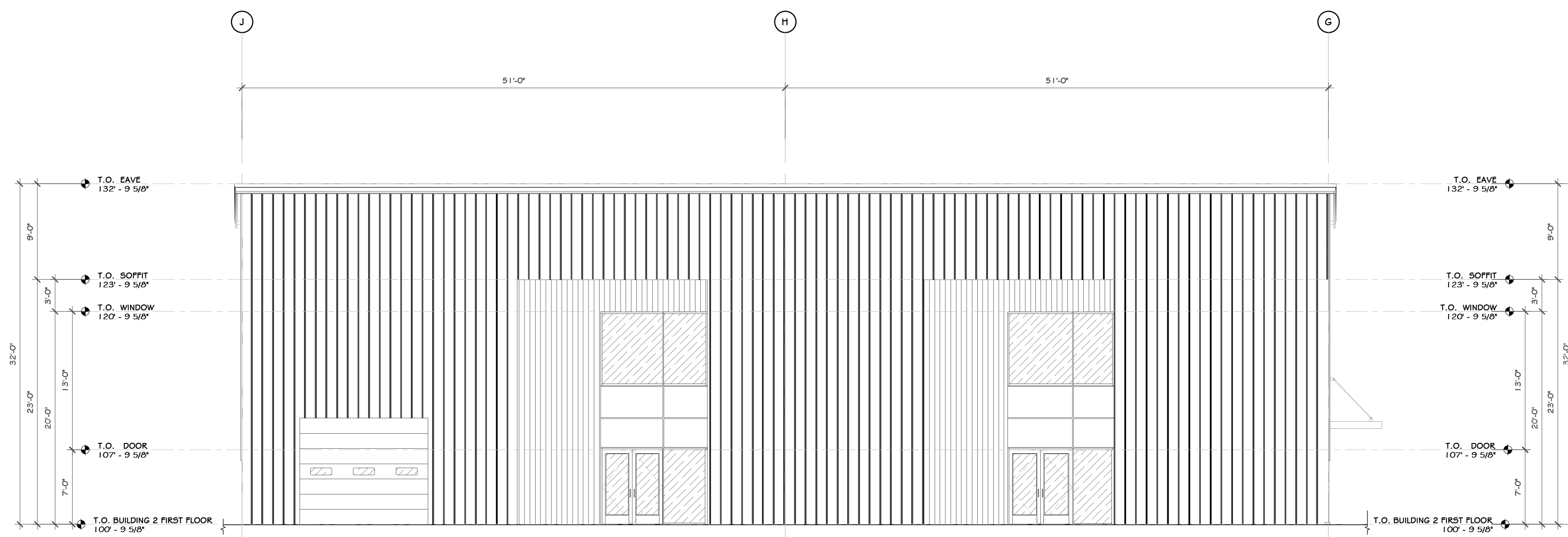
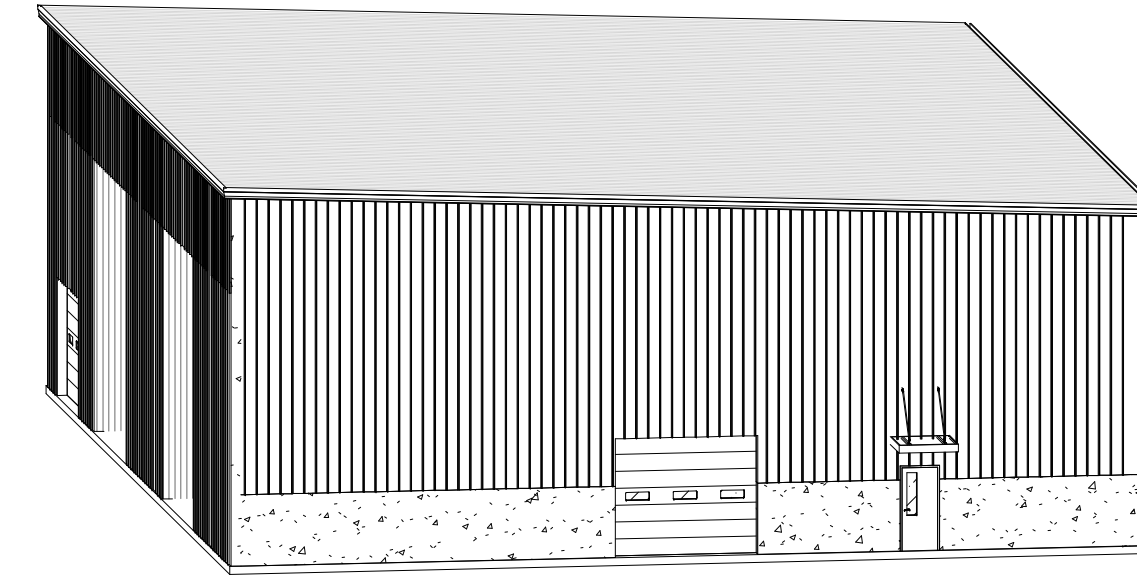
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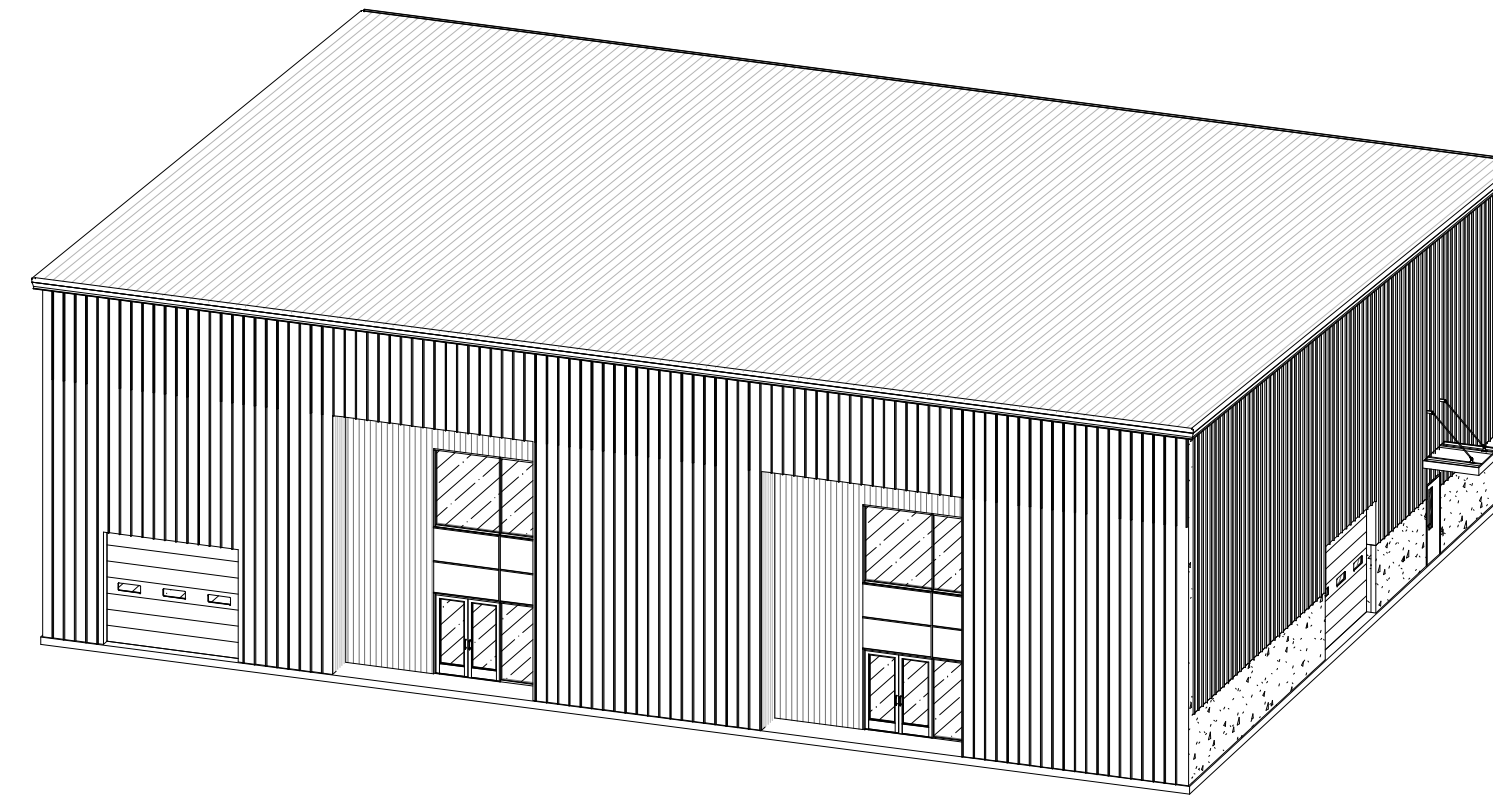
Page 99 of 198



1 EAST ELEVATION
1/8" = 1'-0"



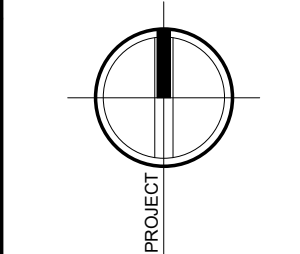
2 WEST ELEVATION
1/8" = 1'-0"



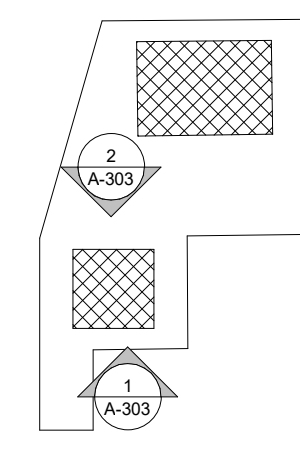
CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.

PROJECT



NORTH



KEY PLAN

AREA OF CONSTRUCTION

100%

SCHEMATIC DESIGN

REVISIONS:

NUM.	DATE	DESCRIPTION



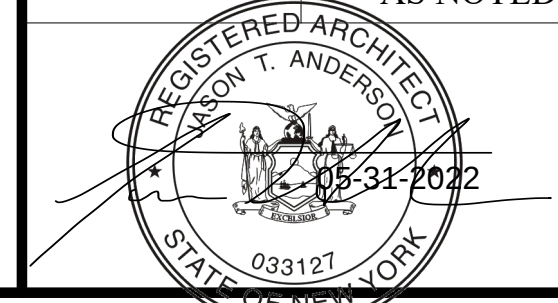
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Project: 117 NORTH HAMILTON
117 NORTH HAMILTON ST., POUGHKEEPSIE, NY 12601

Drawing Name:
BUILDING 2 EXTERIOR ELEVATIONS

Drawn: IDEA Scale: AS NOTED Project: 22102 Date: 05/31/22



Drawing Number:

A-303-PB



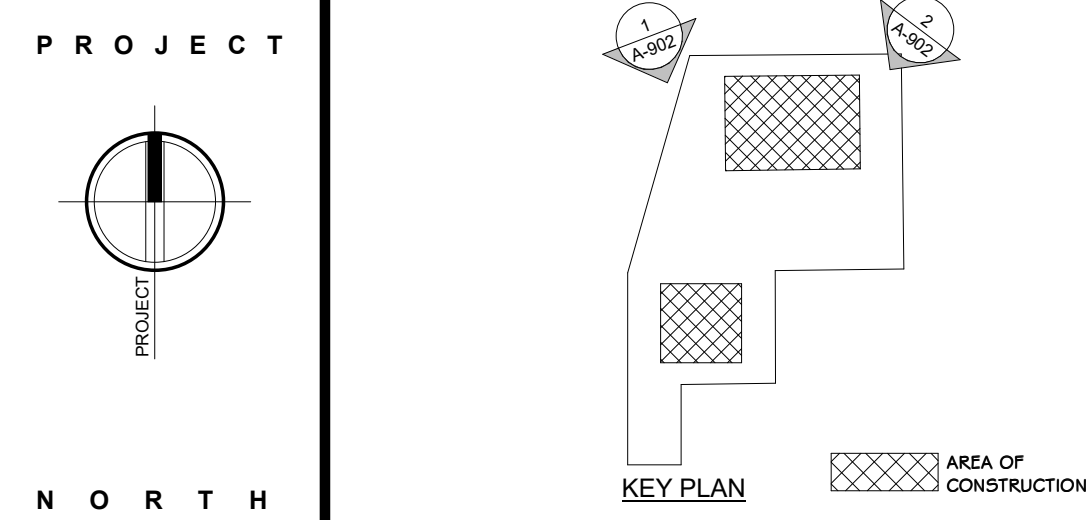
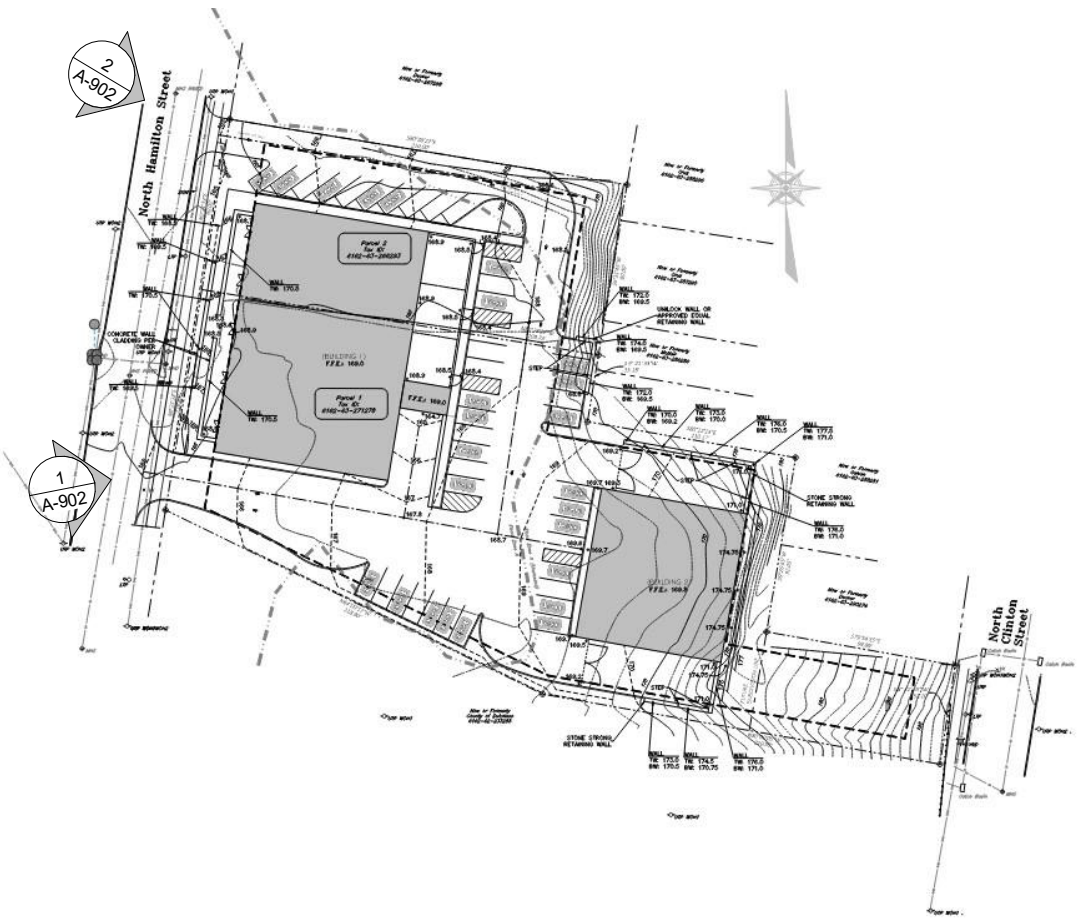
1 EXTERIOR RENDERING



2 EXTERIOR RENDERING

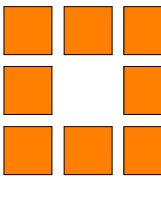
CONSTRUCTION NOTES

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NUM.	DATE	DESCRIPTION



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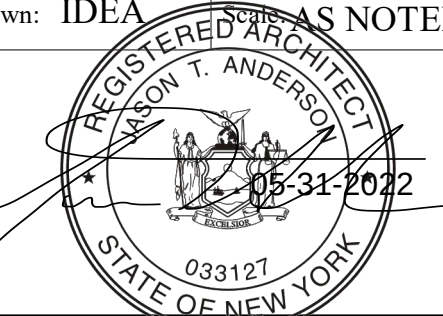
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Project: 117 NORTH HAMILTON
117 NORTH HAMILTON ST., POUGHKEEPSIE, NY 12601

Drawing Name: EXTERIOR RENDERING

Drawn: IDEA Project: 22102 Date: 05/31/22



Drawing Number: A-902-PB



June 1, 2022

City of Poughkeepsie Planning Board
62 Civic Center Plaza
2nd Floor
Poughkeepsie, NY 12601

Re: 117 North Hamilton Street

To Whom it may concern,

We write to you regarding our upcoming project at 117 N Hamilton Street and in response to the questions and comments posed by the Planning Board.

Attached is a resubmittal of the SEQRA from March 9th, 2022 as it remained unchanged.

Thank you,

Eric Baxter
Vice President
Baxter Development Corp.

Full Environmental Assessment Form
Part 1 - Project and Setting

117 N Hamilton - 5
SEQRA
3.29.2022

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 117 N Hamilton		
Project Location (describe, and attach a general location map): 117 N Hamilton Street, City of Poughkeepsie, Dutchess County, - easterly side of N Hamilton St., approx. 250' north of its intersection with High St.		
Brief Description of Proposed Action (include purpose or need): The action involves Site Plan approval for the redevelopment of vacant land with construction of two (2), one tall story, multi-tenant warehouse facilities, 15,712 and 7710 square feet, to be connected to existing City water and sewer facilities, including outdoor access-controlled storage areas with landscaping, paved parking and maneuvering areas involving two (2) existing lots of record which are to be combined into one lot totaling 1.63 acres . Portions of the site are in an area of special flood hazard with no identified base flood elevation which requires a flood plain development permit and for which structures are required to be elevated 3'0" above the highest adjacent grade.		
Name of Applicant/Sponsor: Baxter Development Corp., Attn: Eric Baxter		Telephone: 845-471-1047
		E-Mail: eric@baxterbuilt.com
Address: 278 Mill Street, Suite 100		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): SEE ATTACHED ADDITIONAL INFORMATION		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	City Counsel - Rezone Tax parcel 266293	12.20.2022 Approved
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	City Planning Board- Site Plan	
c. City, Town or Village Zoning Board of Appeals ☒ Yes ☐ No	City Zoning Board - Possible Area Variance	
d. Other local agencies ☒ Yes ☐ No	Building Inspector - Flood Plain Development Permit	
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☐ No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part I	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Light Industrial - I-1	☒ Yes ☐ No
b. Is the use permitted or allowed by a special or conditional use permit?	☐ Yes ☒ No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site? Previously approved I-1 for Tax Parcel 266293	☒ Yes ☐ No
C.4. Existing community services.	
a. In what school district is the project site located? City of Poughkeepsie City School District	
b. What police or other public protection forces serve the project site? City of Poughkeepsie Police Department	
c. Which fire protection and emergency medical services serve the project site? City of Poughkeepsie Fire Department	
d. What parks serve the project site? All City of Poughkeepsie Park Facilities	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? commercial - warehousing, contractor storage	
b. a. Total acreage of the site of the proposed action?	1.63 acres
b. Total acreage to be physically disturbed?	1.39 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	1.63 acres
c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No	
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No	
i. If No, anticipated period of construction: _____ 6 months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase I (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures <u>2</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>32'</u> height; <u>92.125'</u> width; and <u>131.17'</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>23,422 gross</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (c.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes: 7 units at 4 employees per unit times 15 gpd per employee

i. Total anticipated water usage/demand per day: 420 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: City of Poughkeepsie Water Service Area
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes: 7 units at 4 employees per unit times 15 gpd per employee

i. Total anticipated liquid waste generation per day: 420 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Joint City/Town wastewater treatment facility
- Name of district: City of Poughkeepsie
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? ☒ Yes ☐ No • Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☒ No If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☒ Yes ☐ No If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>1.2</u> acres (impervious surface) 0.57 IMPERVIOUS EXISTING TO BE REDEVELOPED _____ Square feet or <u>1.63</u> acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? ON-SITE STORMWATER MANGAMENT FACILITIES DISCHARGE TO GROUND WATER _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☒ Yes ☐ No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☒ No If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____ ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ customary electric usage ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ connection to existing CHGE grid iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7 am - 4:30 pm • Saturday: _____ 7 am - 4:30 pm (possible) • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 7 am - 5 pm • Saturday: _____ 7 am - 5 pm (possible) • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7 am - 4:30 pm • Saturday: _____ 7 am - 4:30 pm (possible) • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 7 am - 5 pm • Saturday: _____ 7 am - 5 pm (possible) • Sunday: _____ • Holidays: _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: DURING CONSTRUCTION ONLY - DURING WORKING HOURS ONLY	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Building mounted LED lighting aimed downward - greater than 50' to nearest occupied structure	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>recycling existing concrete to be removed</u> • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Royal Carting</u> • Operation: <u>Royal Carting</u>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☒ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Dutchess County Jail facility

ii. If mix of uses, generally describe:
some surrounding residential - mixed uses single and multifamily

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.57	1.20	+0.63
• Forested	0.58	0.15	-0.43
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.24	0	-0.24
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)	0.24	0	-0.24
• Other Describe: <u>Lawn/Landscaping</u>		0.28	+0.28

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No																																					
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____																																					
E.2. Natural Resources On or Near Project Site																																					
a. What is the average depth to bedrock on the project site? 5.0+/- feet																																					
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																																					
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">DxB-Dutchess Cardigan Urban</td> <td style="width: 30%; text-align: right;">75 %</td> </tr> <tr> <td>BeC-Bernardston silt loam</td> <td style="text-align: right;">24 %</td> </tr> <tr> <td>Ur-Urban land</td> <td style="text-align: right;">1 %</td> </tr> </table>		DxB-Dutchess Cardigan Urban	75 %	BeC-Bernardston silt loam	24 %	Ur-Urban land	1 %																														
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d. What is the average depth to the water table on the project site? Average: 5.0+/- feet																																					
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td>☒ Well Drained:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ Well Drained:	100 % of site	☐ Moderately Well Drained:	_____ % of site	☐ Poorly Drained	_____ % of site																														
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g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____																																					
h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;">☐ Yes ☒ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☒ Yes ☐ No</td> </tr> <tr> <td colspan="2">If Yes to either i or ii, continue. If No, skip to E.2.i.</td> </tr> <tr> <td>iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="text-align: right;">☒ Yes ☐ No</td> </tr> <tr> <td colspan="2">iv. For each identified regulated wetland and waterbody on the project site, provide the following information:</td> </tr> <tr> <td colspan="2"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 50%;">Name _____</td> <td style="width: 40%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name <u>Fall Kill</u></td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table> </td> </tr> <tr> <td colspan="2"> v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ </td> </tr> <tr> <td colspan="2"> i. Is the project site in a designated Floodway? ☐ Yes ☒ No </td> </tr> <tr> <td colspan="2"> j. Is the project site in the 100-year Floodplain? ☒ Yes ☐ No </td> </tr> <tr> <td colspan="2"> k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No </td> </tr> <tr> <td colspan="2"> l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> <td style="width: 20%;"></td> </tr> </table> </td> </tr> </table>		i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	☐ Yes ☒ No	ii. Do any wetlands or other waterbodies adjoin the project site?	☒ Yes ☐ No	If Yes to either i or ii, continue. If No, skip to E.2.i.		iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☒ Yes ☐ No	iv. For each identified regulated wetland and waterbody on the project site, provide the following information:		<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 50%;">Name _____</td> <td style="width: 40%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name <u>Fall Kill</u></td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name <u>Fall Kill</u>	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____		v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____		i. Is the project site in a designated Floodway? ☐ Yes ☒ No		j. Is the project site in the 100-year Floodplain? ☒ Yes ☐ No		k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No		l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> <td style="width: 20%;"></td> </tr> </table>		i. Name of aquifer: _____	
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m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____ _____
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____
E.3. Designated Public Resources On or Near Project Site
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	☐ Yes ☒ No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐ Yes ☒ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	☐ Yes ☒ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	☐ Yes ☒ No ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

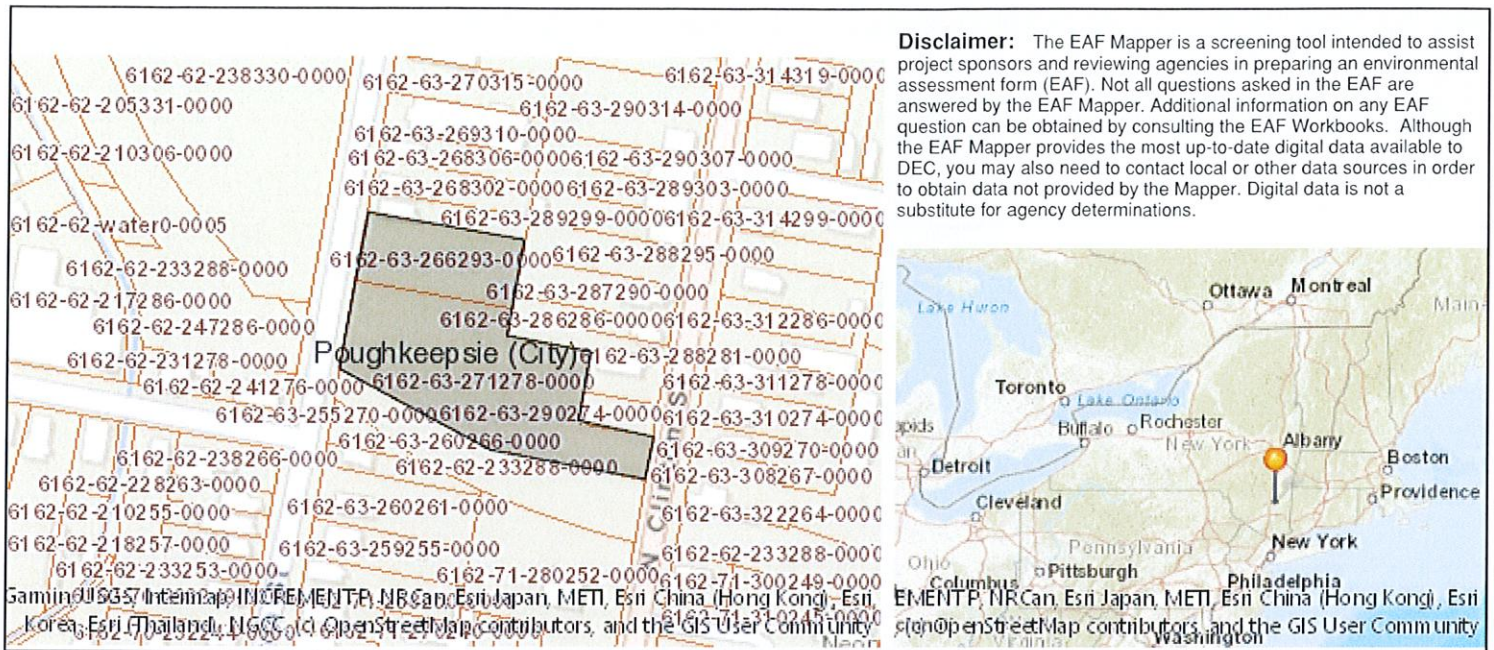
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Baxter Development Corp. Date 3.29.2022

Signature  Title VICE PRESIDENT



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00036, C314130, C314131, C314134, B00020, 314122, 314074
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

**117 N HAMILTON
CITY OF POUGHKEEPSIE**

**LONG ENVIRONMENTAL ASSESSMENT FORM
PART 1 – PROJECT INFORMATION**

**ADDITIONAL INFORMATION
March 29, 2022**

OWNERSHIP:

- PARCEL: 266293
117 N Hamilton, LLC
186 Cottage Street
Poughkeepsie, 12601
Size: 0.43 Acres
Telephone : 845-465-0207
Email: truforminc@verizon.net
- PARCEL: 271278
North Hamilton Parcel, LLC
278 Mill St., Suite 100
Poughkeepsie, NY 12601
Size: 1.20 Acres
Telephone: 845-471-1047
Email: eric@baxterbuilt.com



Dutchess County
New York

117 N Hamilton
Dutchess County, NY

Printed by:
ParcelAccess

0 120 240 ft



ParcelAccess
Internet
11/4/2021



**Department of
Environmental
Conservation**

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Former Hamilton Reproduction

Site Code: B00020

Program: Environmental Restoration Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 166-186 North Hamilton Street

City: Poughkeepsie (c) **Zip:** 12601-

County: Dutchess

Latitude: 41.71181953

Longitude: -73.92125559

Site Type:

Estimated Size: 1.96 Acres

Institutional And Engineering Controls

Control Type:

[Environmental Easement](#)

Control Elements:

Ground Water Use Restriction

Vapor Mitigation

Soil Management Plan

Landuse Restriction

Site Management Plan

Site Owner(s) and Operator(s)

Site Description

Location: The Former Hamilton Reproduction site is a 1.96-acre site located in an urban area in the City of Poughkeepsie. The site consists of four tax parcels: 150 North Hamilton Street (portion of parcel), 182 North Hamilton Street, 104 Parker Avenue, and 108 Parker Avenue. **Site Features:** The 108 Parker Avenue parcel was redeveloped into a four-story office building, housing the Dutchess County Sheriff Department. The 150 North Hamilton Street, 182 North Hamilton Street, and 104 Parker Avenue parcels are undergoing redevelopment as part of the Dutchess County Law Enforcement Center expansion. **Current Zoning and Land Use:** The site is currently active and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial and residential uses. The nearest residential area is 0.1 miles east and northeast of the site along Hamilton Street. **Past Use of the Site:** From 1913 until 1992 the site was used for various manufacturing operations including buttons, clothing, electronics manufacturing and assembling, and printing. Prior uses that appear to have led to site contamination include machining, parts cleaning, a leaking underground storage tank, and release of wastewater into a storm water system. **Site Geology and Hydrogeology:** The bedrock underlying the site is the Austin Glen shale and greywacke formation. The weathered shale bedrock was observed between 1 to 20 feet bgs. The overburden soils range in thickness from 1 to 15 feet, and consist of tightly packed sandy silts, gravel and fill materials. An unconfined aquifer is found in soils deeper than six feet at the site. Local groundwater is towards the south following local topography. Generally, groundwater flow in the area is estimated to flow to the southwest towards the nearby Fallkill Creek.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

ethylbenzene

iron

trichloroethene (TCE)

benzo(b)fluoranthene

tetrachloroethene (PCE)

toluene

benzene

copper

benzo(a)anthracene
dibenz[a,h]anthracene
lead
chromium
chrysene
indeno(1,2,3-cd)pyrene
arsenic
benzo(a)pyrene
benzo(k)fluoranthene
xylene (mixed)

Site Environmental Assessment

Post-Remediation: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were SVOCs, chlorinated VOCs and BTEX constituents, found in soil, groundwater, and the drainage system sediment and water. Prior to Remediation: Soil, groundwater and the drainage system sediments and water were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), and pesticides. Based upon investigations conducted to date, the primary contaminants of concern include chlorinated VOCs, SVOCs, and BTEX constituents. Soil- Several chlorinated VOCs were found to exceed their respective soil cleanup objectives (SCOs), in and around a catch basin at the southwest corner of the former building. Tetrachloroethane (PCE) was found at a maximum concentration of 18 parts per million (ppm), with an SCO of 1.4 ppm. Trichloroethene had a maximum concentration of 3.1 ppm (SCO of 0.7 ppm); cis-1,2-dichloroethene had a maximum concentration of 3.2 ppm (SCO of 0.3 ppm); and 1,1,1-trichloroethane had a maximum concentration of 0.8 ppm (SCO of 0.76 ppm). The SVOCs detected that exceeded their SCOs were benzo(a)anthracene at a maximum concentration of 4.8 ppm (SCO of 0.22 ppm); benzo(a)pyrene at 9.8 ppm (SCO of .006); benzo(b)fluoranthene at 15 ppm (SCO of 1.1 ppm); benzo(k)fluoranthene at 13 ppm (SCO of 1.1 ppm); dibenzo(a,h)anthracene at 0.46 ppm (SCO of 0.014 ppm); indeno(1,2,3-cd)pyrene at 5 ppm (SCO of 3.2 ppm); and chrysene at 12 ppm (SCO of 0.4 ppm). Data does not indicate any off-site impacts in soil related to this site. Groundwater- The VOCs that exceeded their SCOs were benzene at a maximum concentration of 120 parts per billion (ppb), with a guidance value (GV) of 1 ppb; 1,1-dichloroethane at 93 ppb (GV of 5 ppb); cis-1,2-dichloroethene at 440 ppb (GV of 5 ppb); ethylbenzene at 78 ppb (GV of 5 ppb); PCE at 1,100 ppb (GV of 5 ppb); toluene at 27 ppb (GV of 5 ppb); 1,1,1-trichloroethane at 110 ppb (GV of 5 ppb); trichloroethene at 510 ppb (GV of 5 ppb); trichlorofluoromethane at 8.3 ppb (GV of 5 ppb); vinyl chloride at 34 ppb (GV of 2 ppb); xylene at 64 ppb (GV of 5 ppb). The only SVOC that exceeded its guidance value (10 ppb) was naphthalene at 14 ppb. Data does not indicate any off-site impacts in groundwater related to this site. Surface Water (site drainage system)- the following contaminants were found to exceed their guidance values of 5 ppb: 1,1-dichloroethane at 53 ppb; 1,1,1-trichloroethane at 5.4 ppb; and trichlorofluoromethane at 5.6 ppb.

Site Health Assessment

Exposures to potentially contaminated groundwater and/or soils are not expected because public water serves this municipality and contaminated soils have been removed. The environmental easement requires that the potential for vapor intrusion into any buildings developed on the site must be evaluated, including provisions for mitigation of any impacts identified.

For more Information: [E-mail Us](#)

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**Department of
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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Crannell Square

Site Code: C314130

Program: Brownfield Cleanup Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 35 Catharine Street

City: Poughkeepsie **Zip:** 12601

County: Dutchess

Latitude: 41.703861111

Longitude: -73.924555556

Site Type:

Estimated Size: 1.109 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Crannell Square Housing Development Fund Company, Inc.

Current Owner(s) Address: c/o Hudson River Housing, Inc., 313 Mill Street
Poughkeepsie, NY, 12601

Current Owner Name: Crannell Square Limited Partnership

Current Owner(s) Address: 57 Route 6, Suite 207
Baldwin Place, NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library

Address: 93 Market Street
Poughkeepsie, NY 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.109-acre parcel. The site is a portion of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River. **Site Features:** The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. A majority of the structure has already been erected. **Current Zoning and Land Use:** The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses. **Past Use of the Site:** The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963. **Site Geology and Hydrogeology:** Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

benzo(b)fluoranthene

benzo(a)pyrene

benzo(a)anthracene

chrysene

mercury

carbon tetrachloride

arsenic
benzo(k)fluoranthene
chloroform
trichloroethene (TCE)
indeno(1,2,3-cd)pyrene
tetrachloroethene (PCE)
dibenz[a,h]anthracene
lead

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use. Prior to Completion of Remediation: Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor. Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and 32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site. Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each.

The laboratory reported these concentrations as estimated values because they are detected below the laboratory's contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration. Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m3) of tetrachloroethylene (PCE), 0.67 ug/m3 of trichloroethene (TCE), and 0.51 ug/m3 of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all soil contamination at the site was removed and replaced with clean fill. In addition, soil vapor intrusion is no longer expected to be a potential concern for on-site or offsite buildings.

[For more Information: E-mail Us](#)

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Standard Gage & Coal Storage Site

Site Code: C314131

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 58 Parker Avenue & 164 Garden Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.711277778

Longitude: -73.924638889

Site Type:

Estimated Size: 2.466 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Northside Junction, LLC

Current Owner(s) Address: One Civic Center Plaza, Suite 200
Poughkeepsie, NY, 12601

Site Document Repository

Name: Poughkeepsie Public Library - Adriance Memorial Library

Address: 93 Market Street
Poughkeepsie, NY 12601

Site Description

Site Location: The Site is comprised of two parcels, 58 Parker Avenue (Lot 148369) and 164 Garden Street (Lot 177385) in Poughkeepsie, New York. The Site is located in a mixed commercial, industrial, residential and recreational use neighborhood. **Site Features:** The site is 2.46 acres and the two

parcels are separated by a historical rail spur which is owned by the county. The Parker Avenue Parcel is developed with a former manufacturing facility, historically owned and operated by the Standard Gage Company. The Garden Street Parcel is developed with a single-story 6,000 square foot commercial warehouse. Three unregistered USTs were removed in 2008 and replaced with one (1) 1,000-gallon tank and two (2) 500-gallon tanks. Current Zoning and Land Use: The Site is split between two zoning districts; the Parker Avenue Parcel is zoned in the G-CM (Gateway Commercial Mixed-Use) district and the Garden Street Parcel is zoned in the G-OM (Gateway Office Manufacturing) district. Both districts are consistent with the proposed use, since each district permits office space, community squares, greenways, and recreational uses. Past Use of the Site: Penn Central Railroad owned and operated the land north of the Site and the land separating the two parcels in the late 1880's. In 1913, the Anchor Bolt & Nut Company, a manufacturer of Farming Tools, Bolts and Nuts operated on the parcel on Parker Avenue. A 2-story structure labeled R.B. Kelley & Son Coal Elevator on the Garden Street portion of the site is depicted on the 1913 Sanborn Map. By 1950, Standard Gage Co. Inc. was operating at 58 Parker Avenue with multiple 1- to 2-story structures. Standard Gage Co., Inc. operated on this Parcel (which also had a historic address of 70 Parker Avenue) for more than 50 years until approximately 2001. The company was a RCRA generator of ignitable waste, corrosive waste, halogenated solvents, wastewater treatment sludge from electroplating operations, spent cyanide, plating bath residues, spent stripping and cleaning bath solutions, quenching bath residues, quenching wastewater treatment sludges and soluble cyanide salts. Reportedly spent solvents were discharged into a former floor drain in the southeastern corner of a storage room (north of transformer room). By 1950, the Garden Street Parcel was still being operated as a coal storage facility, which included four (4) structures. TEK Bearing Co, Inc. appears to have been the operator on the Garden Street Parcel from 1970 to 1980. From approximately 1980 through 2014, Harmon and Castella Printing was operating in the Bearing Warehouse structure. In 2010, this property was shared between two (2) companies, Harmon and Castella Printing and Castle HRS Drawn Carriage SVC. The Garden Street Parcel has a spill history. NYSDEC Spill #0804049 was opened when a 550-gallon UST was discovered to be leaking and a 1,000-gallon UST was discovered with a penetration. A total of 16.09 tons of petroleum-impacted soil was excavated from the tank grave and later disposed. The Garden Street Parcel has one (1) 1,000-gallon tank and two (2) 500-gallon tanks present. The tanks are in the process of being properly registered as of 2021. Site Geology and Hydrogeology: The topography slopes downward to the south southwest toward the Fall Kill Creek. The Fall Kill Creek is located immediately south of Brookside Avenue, down-gradient of the property, which flows from east to west toward the Hudson River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

methylene chloride

tetrachloroethene (PCE)

cis-1,2-dichloroethene
perfluorooctanoic acid
trichloroethene (TCE)
arsenic
perfluorooctane sulfonic acid
1,1,1-Trichloroethane(TCA)
benzo(a)anthracene
chromium
mercury

Site Environmental Assessment

Soil and groundwater and soil were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Based upon investigations conducted to date, the primary contaminants of concern include arsenic, mercury, chromium and PFAS in soil and trichloroethylene (TCE) and Cis-1,2-Dichloroethylene and PFAS in groundwater. Soil - Arsenic was found in ten locations in shallow soil across the property. Chromium is found in shallow soil, predominantly in the area around Building A. Mercury was identified in deep soils in five locations. PFAS was identified in shallow soil north and west of Building A. Maximum concentrations of arsenic found on site (approximately 38 ppm) exceed the soil cleanup objective (SCO) for restricted residential use (16 ppm). Maximum concentrations of mercury found on site (5 ppm) exceed the soil cleanup objective (SCO) for restricted residential use (0.73 ppm). Maximum concentrations of chromium (600 ppm) exceed the soil cleanup objective (SCO) for restricted residential use (180ppm). PFOS was measured in surface soil at concentrations ranging from 1.2 ppb to 1.95 ppb, exceeding the guidance value for unrestricted use of 0.88 ppb. Data does not indicate any off-site impacts in soil related to this site. Groundwater - The primary contaminants of concern in groundwater are TCE and Cis-1,2-DCE. TCE is present at a maximum concentration of 22.4 ppb and Cis-1,2-DCE is present at 132 ppb in bedrock south of Building A. TCE and its associated degradation products are found in groundwater at the southern end of the site near building A, slightly exceeding groundwater standards (typically 5 ppb). TCE from the site has migrated down-gradient to the site boundary and off-site at concentrations ranging from 6 to 9 ppb slightly exceeding the groundwater standard of 5ppb. Two off-site groundwater wells monitor off-site impacts on the southern portion of the site. For PFAS, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were reported at concentrations of up to 17.7 and 17.1 parts per trillion (ppt), respectively, exceeding the Maximum Contaminant Level (drinking water standard) of 10 ppt in groundwater." Soil Vapor - TCE was detected in soil vapor at elevated concentrations and was also detected in sub-slab samples at concentrations up to 3,700 micrograms per cubic meter. Concentrations of TCE in sub-slab samples indicate that mitigation of vapors is likely needed in buildings south of Building A. Data indicates off-site impacts in soil vapor related to this site may exist on the south eastern boundary of the site. Special Resources Impacted/Threatened: A Fish and Wildlife Impact Analysis (FWIA) was performed in 2021 and

concluded that appropriate remediation measures to remove or contain the contaminated soils and groundwater would be necessary to prevent potential offsite contamination.

Site Health Assessment

People are not drinking contaminated groundwater associated with the site because the area is served by a public water supply that is not affected by site-related contamination. People may contact contaminated soils if they dig below the onsite building foundation and ground surface/site cover. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via soil vapor intrusion is not a current concern but is a concern for any site buildings on the site when the site is redeveloped for re-use and occupancy. Soil vapor intrusion is a potential concern for at least one nearby off-site building, and needs further evaluation.

For more Information: [E-mail Us](#)

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Wallace Campus

Site Code: C314134

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 319, 325, 327-329 & 331 Main Street

City: Poughkeepsie Zip: 12601

County: Dutchess

Latitude: 41.703661111

Longitude: -73.925775

Site Type:

Estimated Size: 2.48 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Key Main LLC

Current Owner(s) Address: 80 Washington Street, Suite 400
Poughkeepsie, NY, 12601

Current Owner Name: IIC Properties Inc.

Current Owner(s) Address: 14 Catherine Street
Poughkeepsie, NY, 12601

Current Owner Name: Wallace Campus Manager LLC

Current Owner(s) Address: 48-02 25th Ave, Suite 400
Astoria, NY, 11103

Site Document Repository

Name: Adriance Memorial Library

Address: 93 Market Street

Poughkeepsie, NY 12601

Site Description

Location: The Wallace Campus BCP site consists of the entirety of the contiguous parcels known as 319 Main Street (Block 77, Lot 114098); 325 Main Street (Block 77, Lot 109079), 327-329 Main Street (Block 7, Lot 109077), and 331 Main Street (Block 78, Lot 127091), City of Poughkeepsie, New York. The site is a 2.48-acre commercial property, which is abutted by Mill Street to the north and Main Street to the south. **Site Features:** The southern portion of 319 Main Street currently contains a two-story building (former restaurant and club), 325 and 327-329 Main Street lots each contain a four-story building with rear two-story sections (former bookstore and residence, and active office building, respectively), and the southern/central portions of 331 Main Street contain a four-story building with a three-story section to the east, utilized for offices and light manufacturing. The remaining northern portions of 319 and 331 Main Street contain paved parking areas, walkways, and yards. **Current Zoning and Land Use:** The site tax lots are zoned C-2, central commercial district (residential use is excluded), and portions of the site fall within the Poughkeepsie Innovation District (PID) Historic Core and Urban Village Zones. The site consists of a several vacant and active commercial and light manufacturing uses, located on four tax lots. **Past Use of the Site:** Information regarding site environmental history was obtained from a July 2020 Phase I ESA, which included review of historical maps, ownership and occupant records, local records, regulatory records and previous subsurface investigations. A Phase II ESA was subsequently issued in October 2020. The site, first developed prior to 1887, has primarily been a commercial site with some limited residential use. The most significant commercial uses are generally associated with 331 Main Street, including automotive repair, machining operations, furniture finishing, laundry activities (potentially involving chlorinated solvents), and use of gasoline USTs. A limited Phase II Subsurface Investigation performed in 2013 for the northeastern portion of 331 Main Street did not document any storage tanks or contaminated soil, but elevated levels of lead were found in groundwater at 331 Main Street. The buildings at 319 Main Street and 325 Main Street are currently vacant; 327-329 Main Street building is currently in use as an office building and 331 Main Street is in use as an office building and for light manufacturing. Additional investigative work was conducted in 2020, including geophysical survey, advancement of 24 soil borings to a maximum depth of 15 feet below grade surface (bgs) across the site, the installation of 3 permanent groundwater monitoring wells, and the installation of 6 soil vapor probes. Soils located along the eastern and northern portions of 319 Main Street, within a layer of fill materials that extends to approximately 7 feet bgs, contain polycyclic aromatic hydrocarbons (PAHs) and lead above restricted residential use (RRU) soil cleanup objectives (SCOs), and lead and mercury were reported above RRU SCOs in soil at other portions of the site. **Site Geology and Hydrogeology:** State geological data indicate that local soils are likely to be derived from glacial till deposits, which overlie metamorphic bedrock. Soils observed during subsurface investigations generally consisted of variable-texture fill (unsorted sand containing debris, primarily brick and concrete, with some coal and ash) to approximately 1 to 7 feet bgs, underlain by sands with gravel to depths of 15 feet bgs, with two borings showing layers of clayey-silt below 12 feet bgs. Soils generally below 8 feet bgs appeared to

be native, undisturbed material. Bedrock was not encountered. Groundwater was documented in wells at approximately 15 to 17 feet below the casings and direction of flow was determined to be easterly.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

indeno(1,2,3-cd)pyrene
benzo(a)pyrene
benzo(k)fluoranthene
copper
chrysene
manganese
methylene chloride
nickel
perfluorooctane sulfonic acid
zinc
lead
mercury
sodium
benzo(a)anthracene
perfluorooctanoic acid
acetone
benzo(b)fluoranthene

Site Environmental Assessment

Information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available.

Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

For more Information: [E-mail Us](#)

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Qual Krom Site

Site Code: B00036

Program: Environmental Restoration Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 28 Orchard Place

City: Poughkeepsie Zip: 12602

County: Dutchess

Latitude: 41.712122207

Longitude: -73.926662504

Site Type:

Estimated Size: 0.2 Acres

Site Owner(s) and Operator(s)

Site Description

This 0.2 acre site is located in a residential section in the City of Poughkeepsie. The site is bordered by an abandoned railroad grade and residential housing. The facility was operated as a metal plating facility until 1987 by the same PRP that operated the hazardous waste site Qual Krom, ID No. 314013. The City took ownership in 1988 for back taxes. Abandoned drums were found inside and outside the building. Samples were collected in 1989. A partial removal was performed in 1992. The drums and wastes that were in the building were similar to those removed from the outside the building. In 1996 the USEPA conducted a CERCLA removal action. It included stabilization of the building; containerization of the vat sludges, drums, and labpacks; inventorying, sampling and analysis

of all materials for waste characterization; and disposal. This site was initially designated a potential Registry site ('P' site) and was then remediated under the Environmental Restoration Program. Asbestos abatement, building demolition and soil removal has been completed. Based upon the fact that soil cleanup numbers for unrestricted residential use were met in the excavation confirmation samples, an Environmental Easement will not be required for the property.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic

lead

mercury

chromium

Site Environmental Assessment

The primary contaminants of concern at the site are metals. The site has been remediated. Asbestos abatement, building demolition and soil removal has been completed. An Environmental Easement will not be required for the property

Site Health Assessment

This site no longer represents a public health concern because metals-contaminated soils were excavated and properly disposed off-site and municipal water serves the area.

For more Information: [E-mail Us](#)

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: HRH Lead Abatement Site

Site Code: 314122

Program: State Superfund Program

Classification: A

EPA ID Number:

Location

DEC Region: 3

Address: 55 Garden Street

City: Poughkeepsie **Zip:** 12601

County: Dutchess

Latitude: 41.705761

Longitude: -73.925741

Site Type:

Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HRH Neighborhood Development Fund Company

Current Owner(s) Address: 313 Miller Street
Poughkeepsie, NY, 12601

Site Description

Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. **Site**

Features: The 0.17 acre site includes a single family home with small front and rear yards. **Current**

Zoning and Land Use: The site is currently zoned and in use as a single family residence. **Past Use of**

the Site: The site was a single family residence that was abated for lead paint as part of a

rehabilitation project. Site Geology and Hydrogeology:

Site Environmental Assessment

The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

For more Information: [E-mail Us](#)

Refine This Search



**Department of
Environmental
Conservation**

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Schatz Plant

Site Code: 314074

Program: State Superfund Program

Classification: 02

EPA ID Number:

Location

DEC Region: 3

Address: 70 FAIRVIEW AVENUE

City:POUGHKEEPSIE Zip: 12601

County:Dutchess

Latitude: 41.71668964

Longitude: -73.92178268

Site Type: STRUCTURE

Estimated Size: 30 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Lot Six Realty Corporation

Current Owner(s) Address: 70 Fairview Avenue
Poughkeepsie,NY, 12601

Current Owner Name: SCHATZ FEDERAL BEARING COMPANY

Current Owner(s) Address: 70 FAIRVIEW AVE.
POUGHKEEPSIE,NY, 12601

Owner(s) during disposal: SCHATZ FEDERAL BEARING COMPANY

Current On-Site Operator: Schatz Federal Bearings Company

Stated Operator(s) Address: 70 Fairview Avenue
Poughkeepsie,NY 12601

Hazardous Waste Disposal Period

From: 1910 **To:** 1981

Site Description

Location: The Schatz Plant Site (Site) is located at 10-70 Fairview Avenue in the City and Town of Poughkeepsie, Dutchess County, New York. The Site consists of four tax parcels and occupies an area of approximately 30 acres. **Site Features:** The original Schatz Plant Facility, two stand-alone buildings, and miscellaneous debris and storage boxes occupy the three northernmost parcels of the Site (~22 acres). A bearing manufacturing plant currently operates on the southernmost parcel of the Site (approx. 8 acres). **Current Zoning and Land Use:** The area south of the Site is primarily industrial, with residential areas located to the north and east. A formerly utilized railroad bed abuts the west side of the Site, and immediately beyond the western boundary is a residential area and medical facilities. **Past Use of the Site:** The Schatz Company began operations at the Site in 1910, started manufacturing ball bearings in 1915, and increased the plant size in 1920 and 1926. The company filed for bankruptcy in 1980 was closed in 1981. The Schatz Company name was purchased in 1983 and Schatz Manufacturing currently produces bearings at a plant located on the southernmost parcel of the Site at 10 Fairview Avenue, owned by the Schatz Land Company. The remaining three tax parcels making up the Site were purchased in 1988 and are presently owned by Lot Six Realty Corporation and Hudson Valley Management Associates. Currently, the property owner leases space in the former manufacturing facility to various small commercial/industrial entities. **Site Geology and Hydrogeology:** The site geology at the Schatz Plant Site consists of lacustrine silts and fine sands overlying weathered Austin Glen Formation phyllites. The fill and lacustrine sediments (overburden) range in thickness from 0.5 feet to 27 feet. Weathered bedrock ranges in thickness from less than 2 feet to 7 feet on-site. Competent bedrock was found at depths across the site ranging from 7.5 feet to 30 feet below grade. Groundwater flow direction across the site is generally west-northwesterly from Fairview Avenue towards the Hudson River. Groundwater movement in the bedrock is limited primarily to fractures, joints and bedding planes.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

PCBS (1.7 PPM- 330 PPM) (B007)
TOLUENE, ETHYLBENZENE & XYLENES
polychlorinated biphenyls (PCB)
DRUMS OF WASTE CONTAINING:

Site Environmental Assessment

Nature and Extent of Contamination: Contaminants of concern at the site include PCBs, SVOCs (PAHs), and metals (lead, chromium, arsenic, and antimony). Extensive PCB contamination was found in numerous floor wipe, floor drain, and floor sweeping samples collected within Building #3, the Heat Treatment Building, and the former Rehabilitation Center. In 1996, approximately 1,800 cubic yards of PCB-contaminated soil was removed from the southern edge of the site. In October 2009

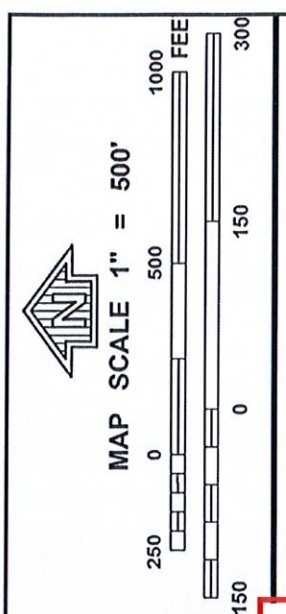
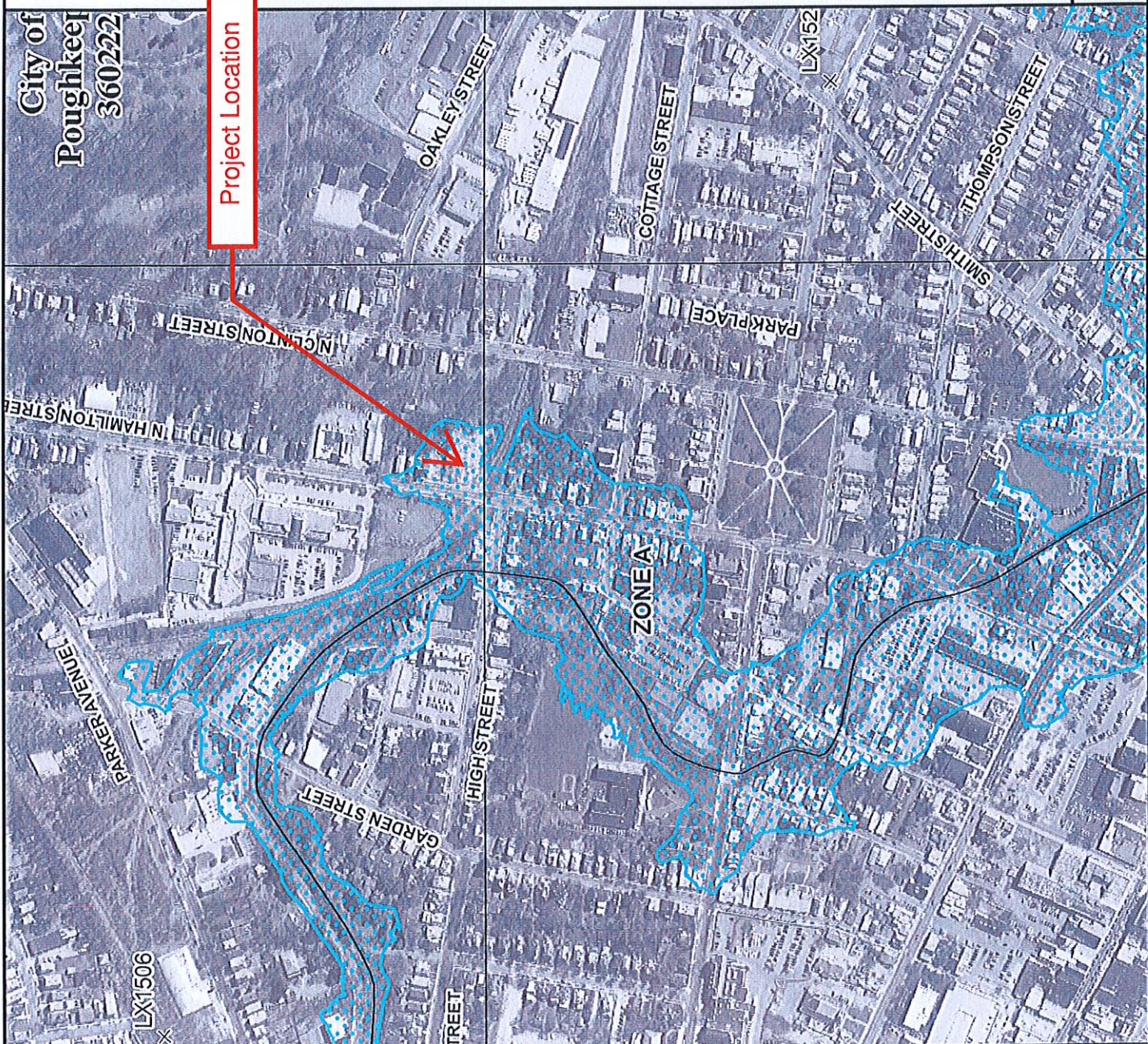
USEPA performed an emergency response action to identify, remove and dispose of hazardous materials abandoned in the facility buildings. By March 2011, all of the staged and containerized wastes were shipped off-site for disposal and EPA demobilized from the site. The USEPA evaluated the results of the test pitting and soil sampling performed around the facility in 2010 for possible additional removal action, however, no additional action is planned by the USEPA at this time. The southernmost parcel of the Site has been previously remediated.

Site Health Assessment

Polychlorinated biphenyls (PCBs) were detected in soil at several on-site locations. PCB-contaminated soil was excavated and disposed of at an off-site location in 1996. PCBs have been detected at concentrations above the NYSDOH cleanup guideline on the floors in two on-site buildings and in the soil at several on-site locations. One of the contaminated buildings (#3) is readily accessible. PCBs were detected on the subflooring of the on-site building that previously housed a rehabilitation center; however, since the subfloor is inaccessible, contact with contaminated surfaces is not expected. To minimize potential exposures to contaminated building surfaces, NYSDOH has recommended restricting access to authorized persons only. PCBs were not detected during two rounds of air sampling conducted in the rehabilitation center. Exposures to site-related contaminants in drinking water are not expected since nearby homes and businesses are supplied with public drinking water.

For more Information: [E-mail Us](#)

Refine This Search



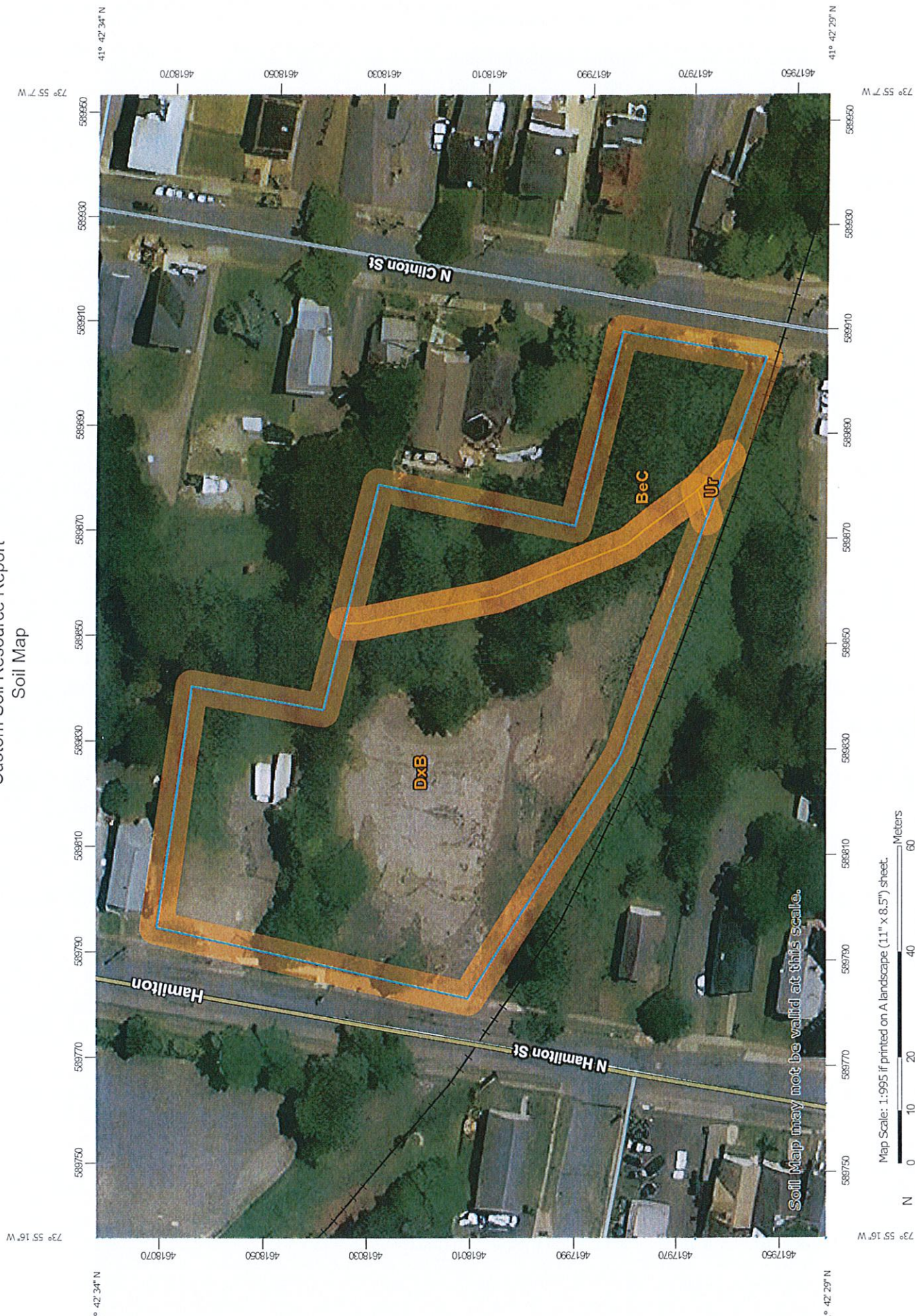
PANEL 0358E	
FIRM	
FLOOD INSURANCE RATE MAP	
for DUTCHESS COUNTY, NEW YORK (ALL JURISDICTIONS)	
CONTAINS:	NUMBER
COMMUNITY	POUGHKEEPSIE, CITY 360222
OF	OF
POUGHKEEPSIE, TOWN	361142
PANEL 358 OF 602	
MAP SUFFIX: E	
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)	
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.	
MAP NUMBER	36027C0358E
EFFECTIVE DATE	MAY 2, 2012
	
Federal Emergency Management Agency	

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:995 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 18, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)
- Soils
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography
- Other**
 - Spoil Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BeC	Bernardston silt loam, 8 to 15 percent slopes	0.4	24.1%
DxB	Dutchess-Cardigan-Urban land complex, undulating, rocky	1.3	75.6%
Ur	Urban land	0.0	0.3%
Totals for Area of Interest		1.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

BeC—Bernardston silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9rdn
Elevation: 0 to 1,000 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Bernardston and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bernardston

Setting

Landform: Till plains, hills, drumlinoid ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy, acid, dense till derived mainly from phyllite, shale, slate, and schist

Typical profile

H1 - 0 to 8 inches: silt loam
H2 - 8 to 27 inches: silt loam
H3 - 27 to 80 inches: silt loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 15 to 30 inches to densic material
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C/D
Ecological site: F144AY007CT - Well Drained Dense Till Uplands
Hydric soil rating: No

Minor Components

Punsit

Percent of map unit: 5 percent
Hydric soil rating: No

Pittstown

Percent of map unit: 5 percent

Hydric soil rating: No

Stockbridge

Percent of map unit: 5 percent

Hydric soil rating: No

Unnamed soils, fine-loamy

Percent of map unit: 3 percent

Hydric soil rating: No

Sun

Percent of map unit: 1 percent

Landform: Depressions

Hydric soil rating: Yes

Canandaigua

Percent of map unit: 1 percent

Landform: Depressions

Hydric soil rating: Yes

DxB—Dutchess-Cardigan-Urban land complex, undulating, rocky

Map Unit Setting

National map unit symbol: 9rfr

Elevation: 20 to 1,000 feet

Mean annual precipitation: 41 to 47 inches

Mean annual air temperature: 45 to 50 degrees F

Frost-free period: 115 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Dutchess and similar soils: 30 percent

Cardigan and similar soils: 25 percent

Urban land: 20 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dutchess

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy till derived mainly from phyllite, slate, schist, and shale

Typical profile

H1 - 0 to 8 inches: silt loam

Custom Soil Resource Report

H2 - 8 to 28 inches: silt loam

H3 - 28 to 86 inches: channery silt loam

Properties and qualities

Slope: 1 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Description of Cardigan

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy till or colluvium derived from phyllite, slate, shale, and schist

Typical profile

H1 - 0 to 8 inches: channery silt loam

H2 - 8 to 20 inches: channery loam

H3 - 20 to 30 inches: channery silt loam

H4 - 30 to 34 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 6 percent

Depth to restrictive feature: 20 to 40 inches to lithic bedrock

Drainage class: Well drained

*Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low
(0.00 to 0.06 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: Unranked

Minor Components

Udorthents

Percent of map unit: 10 percent

Hydric soil rating: No

Georgia

Percent of map unit: 5 percent

Hydric soil rating: No

Nassau

Percent of map unit: 5 percent

Hydric soil rating: No

Massena

Percent of map unit: 4 percent

Hydric soil rating: No

Sun

Percent of map unit: 1 percent

Landform: Depressions

Hydric soil rating: Yes

Ur—Urban land

Map Unit Setting

National map unit symbol: 9rjb

Mean annual precipitation: 41 to 47 inches

Mean annual air temperature: 45 to 50 degrees F

Frost-free period: 115 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed

Percent of map unit: 5 percent

Hydric soil rating: No

Udorthents, wet substratum

Percent of map unit: 3 percent

Hydric soil rating: No

Rock outcrop

Percent of map unit: 1 percent

Hydric soil rating: Unranked

Unnamed soils, undisturbed

Percent of map unit: 1 percent

Hydric soil rating: Unranked

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117 N Hamilton-Wetlands

Dutchess County, NY

Printed by:
ParcelAccess
Internet
11/5/2021

0 110 220 ft



June 1, 2022

City of Poughkeepsie Planning Board
62 Civic Center Plaza
2nd Floor
Poughkeepsie, NY 12601

Re: 117 North Hamilton Street

To Whom it may concern,

We write to you regarding our upcoming project at 117 N Hamilton Street and in response to the questions and comments posed by the Planning Board. Attached, you will find the questions and comments posed followed by the responses as well as the site plan check sheet.

Supplemental to our application, and in response to a comment in the site plan check sheet, we are informing the Board that we are seeking a parcel merger for the following parcels: 266293 and 271278. This is already in motion.

Additionally, to note in the drawings included in other sections of this resubmission, we included 40 parking spaces per the new landscape and site plan, snow storage, lighting plan, necessary refuse enclosures, grading plan complete with floor elevations and spot grades, and other clarified matters identified on the site plan check list.

If anything still remains unclear after your review of all of our submitted materials, please let us know.

Thank you,

Eric Baxter
Vice President
Baxter Development Corp.

BAXTER

278 MILL ST, SUITE 100 | POUGHKEEPSIE, NY 12601 | 845.471.1047

BAXTERBUILT.COM



June 1, 2022

City of Poughkeepsie Planning Board
62 Civic Center Plaza
2nd Floor
Poughkeepsie, NY 12601

Re: 117 North Hamilton Street

To Whom it may concern,

We offer the following comments for your consideration. The comments are numbered to correspond to the comments contained in the review letter of Judith Knauss, Deputy Zoning Administrator dated April 12, 2022.

1. The rear warehouse is set back 25 feet from the rear (easterly) lot line. Located to the rear of the structure, encroaching into the rear yard area, is a retaining wall. The wall is separate from and not connected to the warehouse structure. This rear retaining wall is necessary to accommodate a second means of emergency egress from one of the interior tenant spaces. The wall is less than 8'foot in height at any point along its length. The wall is not located within 10 foot of the rear lot or any structure on an adjacent parcel. From the top of the wall to the rear lot line the land slopes up sharply, to a height of at least 6 greater than the wall height. Given the height and location of the wall, it would appear to fit within the parameters permitted by Section 19.-4.14 (3) (a) covering projections and obstructions. If it does not, we are prepared to seek a variance to allow its installation as this is a necessary project element.
2. This is a redevelopment proposal. The property is wedged between the former rail line and existing developed properties in what is already a somewhat mixed-use neighborhood. We understand and acknowledge that the property abuts a residential district along the north and east property boundary and as such requires a 25-foot buffer along those boundaries. The code offers alternatives to permit the modification of or substitution for the required buffer. The proposal incorporates an 8-foot-high privacy fence along the northerly line for the front portion of the lot with a minimum 3-foot landscaped buffer. The landscaping is proposed along the outer portion of the fence. The front building is setback a minimum of 40-feet from the property line. The driveway, one-way out, occupies generally the same location as the prior drive. We are using the same curb cut location as currently exists. A line of parking is located in that same area faced toward the building and



way from the lot line. There are no access doors and/or windows along that side of the building. Taken together, these elements effectively function as a buffer from the adjacent residential zone in this area. For this same portion of the property, along the easterly line, development has been minimized, limited a small number of parking spaces and a masonry refuse enclosure. The property slopes up to the rear lot line in this same area. The slope will be untouched and landscaped. Here again the design elements taken together with the change in topography serve to provide an appropriate buffer. The rear warehouse adjoins the rear portions of lots that front on North Clinton Street. The land generally slopes up to N. Clinton with the structure tucked into the slope relying on the existing landforms to screen and buffer the proposed development from the adjoining parcels. We respectfully request that the Planning Board consider the design, the proposed landscaping, the existing topography, and landscaping and modify the buffer requirement and/or permit the identified factors to serve as an acceptable substitute for the 25-foot buffer. We are prepared to seek a variance if required.

3. Each individual unit is proposed with an outdoor storage area. The areas are located to the rear of the facility on the from building and limited to one side on the rear building. All the yard areas are to be provided with an 8-foot-high black vinyl coated chain link fence with lockable access gates. Landscaping has been provided around the perimeter of the property to screen and otherwise soften the view into the site. We submit that the location, fencing and off set landscaping work together to screen these outdoor yards from view and satisfy the intent of the applicable code section.
4. A landscape plan has been incorporated into this submittal. All portions of the property not otherwise occupied by building, paving or concrete walkways have been appropriately landscaped including planting areas and open lawn.
5. As noted previously a landscape plan has been incorporated into this submittal. The landscape plan has addressed all perimeter areas of the site. Those portions of the site that adjoin N Hamilton and the residential parcels to the north have been more heavily planted than the southerly side that adjoins the former railbed.

We trust the comments contained herein address your concerns. We believe that we have submitted a plan that complies with the provisions of Zoning Code subject to review by the Planning Board. We understand and acknowledge that seeking variances is available to us. Before doing so, we would like the opportunity to review the development and discuss the alternatives offered herein in order to possibly avoiding the need to obtain variances.



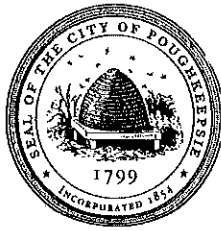
Thank you,

Eric Baxter
Vice President
Baxter Development Corp.

BAXTER

278 MILL ST, SUITE 100 | POUGHKEEPSIE, NY 12601 | 845.471.1047

BAXTERBUILT.COM



THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

April 12, 2022

Eric Baxter
278 Mill Street, Suite 100
Poughkeepsie, NY 12601

RE: (117) North Hamilton Street

Dear Mr. Baxter:

The Development Department is in receipt of your application for site plan review relative to the proposed construction of a wholesale storage and warehouse facility on two vacant parcels of land on North Hamilton Street.

The property is located in an area of the City of Poughkeepsie zoned Light Industrial (I-1) District. The use of property in I-1 Districts for wholesale storage and warehousing is permitted, pursuant to the provisions of Section 19-3.29(2)(a)(1) of the Zoning Ordinance. The site plan has been reviewed for compliance with the provisions of the Zoning Ordinance relative to the I-1 District and the following deficiencies were noted to exist:

- 1) Section 19-3.29(4)(c)(3) requires that rear yards of 25 feet be provided: **at the rear warehouses, it is not clear what the purpose of the retaining wall that encroaches in the rear yard is, but this wall encroaches approximately eight (8) feet into the rear yard, which otherwise is 25 feet;**
- 2) Section 19-3.29(4)(d) provides that where a lot in an I-1 District adjoins a lot in the residential district, that a landscaped buffer of a least 25 feet shall be provided along said property line: **the property abuts an R3A District along the north and east property boundaries, but no 25 foot landscape buffer is provided along any of those boundaries;**
- 3) Section 19-3.29(3)(d) allows open storage in compliance with Section 19-4.10, which provides that when open storage is permitted in a commercial or industrial district as a principal or accessory use, provided that such storage shall be screened from view by an eight-foot high fence or evergreen screening, the design and location of which shall be approved by the Planning Board. In no case shall the stored material exceed the height of the screening: **it is not clear this requirement is met; it is not clear this requirement is met;**



**THE CITY OF POUGHKEEPSIE
NEW YORK
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62 CIVIC CENTER PLAZA, 2ND FLOOR
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Phone: (845) 451-4007 Fax: (845) 451-4006**

- 4) Section 19-4.11(1)(a) requires that all portions of nonresidential properties which are not otherwise utilized be appropriately landscaped with grass, shrubs, Trees and other ground cover in such manner as to minimize erosion and stormwater runoff and to maintain or improve the aesthetics of such development. **No landscaping is indicated;**
- 5) Section 19-4.11(1)(b) requires that landscape strips be provided along all property lines of nonresidential uses. Said landscape strips shall be at least three feet wide and include evergreen planting and other landscaping of such type, height, spacing and arrangement as, in the judgment of the Planning Board, will effectively screen the activity on the lot from neighboring uses. **No landscaping is indicated.**

Therefore, the application as submitted is hereby denied. You may, within sixty (60) days of the date of this determination, either:

- 1) Make application to the Zoning Board of Appeals, requesting variances; or,
- 2) Revise that plan to reflect compliance with the provisions of the Zoning Ordinance as outlined herein.

Please feel free to contact me if you have any further questions in this regard.

Very truly yours,

Judith Knauss
Deputy Zoning Administrator

**CITY OF POUGHKEEPSIE, NY
BUILDING, PLANNING & ENGINEERING DEPARTMENTS**

SITE PLAN CHECK SHEET

ADDRESS: (117) NORTH HAMILTON ST

The following is a list of deficiencies noted to exist in the submission relative to the requirements for site plan review.

I) APPLICATION REQUIREMENTS AND GENERAL SITE PLAN INFORMATION

Compliance Certified

Item Description

☐ YES	☐ NO	Properly completed application form, including accurate contact information and applicant signature.
☒ YES SOME INFORMATION MISSING (# OF PARKING SPACES PROVIDED, # OF EMPLOYEES)		
☐ YES	☐ NO	Required fees submitted: ☐ Site Plan: \$500, plus \$150 for 1000 square feet of floor area; ☐ Special Permit: \$500 ☐ Full EAF: \$500; ☐ \$35 x _____ (# of Required Parking Spaces) = _____
		TOTAL: _____
☐ YES	☐ NO	Short Environmental Assessment Form submitted.
☒ YES	☐ NO	Full Environmental Assessment Form submitted.
☐ YES	☒ NO	Name and address of owner of record appears on plan.
☒ YES	☐ NO	Name and address of person, firm or organization preparing the plan.
☐ YES	☒ NO	Date (including any revision dates), north arrow, written and graphic scale.
☒ YES	☐ NO	Vicinity map (i.e., Sanborn, tax map).
☐ YES	☐ NO	Existing zoning with accurate lot and bulk tables.
☐ YES	☒ NO SEAL, NO SIGNATURE	Professional signature and seal on plan, as required by law.
☐ YES	☒ NO	Names of owners of adjoining properties, as shown on the latest tax records.
☒ YES	☐ NO	A statement indicating the financial capability of the applicant to complete the proposed development.
☐ YES	☐ NO	Are any waivers requested? If so, list here (and provide a written request for waiver, outlining the item to be waived and the rationale for waiver: _____ _____ _____

ADDRESS: N. HAMILTON ST

II) EXISTING SITE CONDITIONS

Compliance Certified

Item Description

☒ YES ☐ NO

Site plan is prepared under the direction of a licensed surveyor or licensed professional engineer or references a properly prepared survey with surveyor name, license number and survey date indicated. If a city digital map is utilized, field verification of all features and elevations must be certified by a licensee surveyor or licensed professional engineer.

☐ YES ☐ NO
IF NONE, SO NOTE

Location, width and purpose of all existing easements, rights-of-way, setbacks, reservations and rears dedicated to public use, outline of existing covenants and deed restrictions within, adjacent or otherwise pertaining to the property.

☐ YES ☐ NO

Plan view must show all existing features extending a minimum of twenty-five (25) feet past property boundary lines. Such features include all of the following:

☒ YES ☐ NO

Existing contours with intervals of five (5) feet or less, referred to a datum satisfactory to the Planning Board. If parcel is relatively flat, contours MAY be waived if spot elevations are shown which indicate the general slope of the terrain;

☒ YES ☐ NO

Paved areas, walkways, parking areas, vehicular access to public streets, internal drives (detailed as required by material type: i.e., asphalt, concrete, stone, etc); existing landscaping, screening and fences (detailed);

☐ YES ☐ NO

Outlines and descriptions of all structures;

☐ YES ☐ NO
IF NONE, SO NOTE

All watercourses, marshes, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, curbs, sidewalks, adjacent streets with names and widths, and any other significant features.

☒ YES ☐ NO

Show locations of ALL existing utilities, underground and aboveground, within and adjacent to property and in the street, including, but not limited to: sanitary, storm, water, gas and electric, and any utility poles, including light poles. Show all existing connections.

☐ YES ☐ NO
IF NONE, SO NOTE

Approximate boundaries of any areas subject to storm water overflows (reference FEMA 100 year floodplain panel or study).

ADDRESS: N. HAMILTON ST

III) PROPOSED SITE IMPROVEMENTS

Compliance Certified

Item Description

☒ YES ☐ NO

The location of all proposed buildings or structural improvements.

☐ YES ☒ NO
NO ELEVATIONS PROVIDED

Detailed elevations of all proposed principal and accessory structures.

☐ YES ☒ NO

Show locations, size and material of all proposed utilities and service connections.

☐ YES ☐ NO

→ FIRE DEPT
EQUIPMENT
CONCERNS

The location and design of all uses not requiring structures, such as off-street parking and loading areas, walkways, other paved areas and any open space for tenant recreational purposes for residential development. Profiles indication grading and cross sections showing location and width of roadways and walkways. Any proposed direct pedestrian connection to public parking lots or structures will also be shown.

☐ YES ☒ NO

Proposed screening and landscaping, including a planting plan, in accordance with Section 19-4.11 of the Zoning Ordinance.

☐ YES ☒ NO

Location, direction, power and time of use of any proposed outdoor lighting or public address systems. Provide an Isometric Footcandle Distribution Diagram, maximum illuminance levels shown in footcandle measurements on a grid of the site showing readings in every ten-foot square, overlaid on the site plan, as a separate sheet or view. One-half (1/2) foot candle is recommended. All lights to be shielded to prevent glare on adjoining properties, including public property.

☒ YES ☐ NO

Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.

☐ YES ☐ NO

IF NONE, SO NOTE

An outline of any proposed easements, deed restrictions, covenants or rights-of-way and a notation of any areas to be dedicated to a public agency, and any public improvements contemplated on or adjoining the property.

☐ YES ☒ NO

Location of any fire alarm boxes and/or connections to the city fire alarm system.

☐ YES ☐ NO

ENGINEERING
TO REVIEW

A determination of storm water quality requirements based on NYDES Phase II requirements. Further, ANY improvements within the Fallkill Creek watershed, which has been declared a 303(D) impaired watershed, require full stormwater treatment as per NYSDEC.

ADDRESS: N. HAMILTON ST

IV) OTHER REQUIRED PLAN NOTES

Compliance Certified

☐ YES ☐ NO

ENGINEERING TO
RENEW

☐ YES ☐ NO

N/A

Item Description

Show plans for all proposed stormwater improvements. Applicant shall mitigate storm to historic run-off rates for the 10-year storm.

The following note concerning the protection of trees must be shown on all site plans where existing trees are proposed to be retained: "Prior to the start of construction or excavation, trees to be retained shall be protected by silt fence, snow fence, construction fence, or equal, which will be placed at the drip line or several feet beyond. However, the fencing shall not cross public sidewalks. No storage or stockpiling of construction materials, debris or equipment shall occur within the fenced area."

In addition to the note on the plan, the location of the protective fencing must be shown on the site plan or landscape plan. Where a trees close proximity to a proposed building, driveway, parking area, or construction vehicle access way prevents the installation of fencing at the drip line, the modification of the fence position shall be shown on the site plan and shall be subject to the approval of the Planning Board. Field modification of the fence position may be granted by the Building Inspector/Zoning Administrator or Deputy Building Inspector.

V) REQUIRED REFERRALS TO OTHER AGENCIES OR BOARDS

☐ YES ☐ NO

Dutchess County Planning Department

☐ YES ☐ NO

MAYBE

Zoning Board of Appeals

☐ YES ☒ NO

Historic District and Landmark Preservation Commission

☐ YES ☒ NO

Waterfront Advisory Committee

☐ YES ☐ NO

MAYBE

Shade Tree Commission

ADDITIONAL COMMENTS

1) NO SNOW STORAGE SHOWN

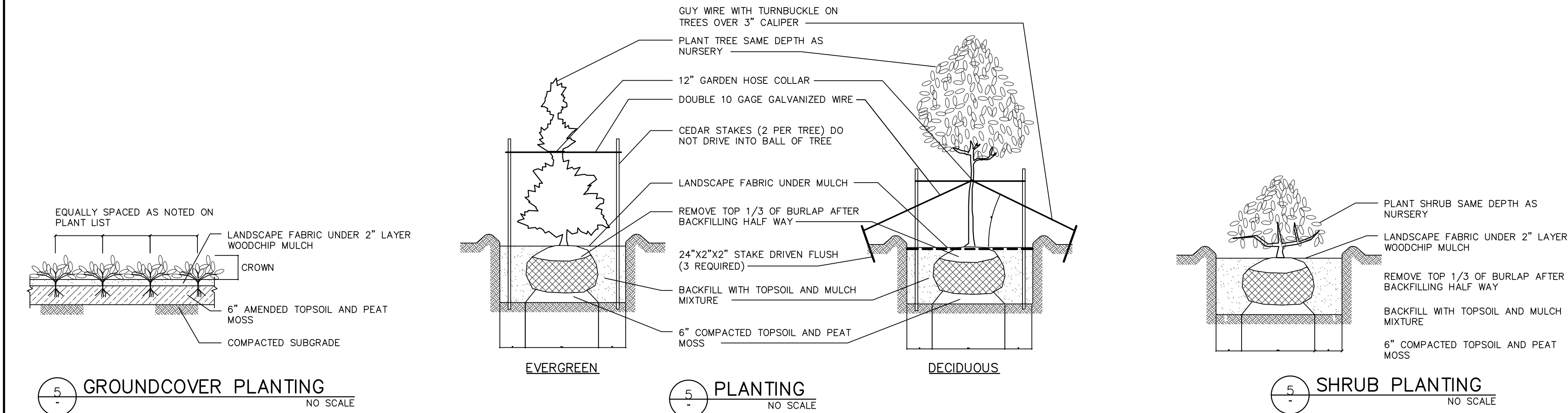
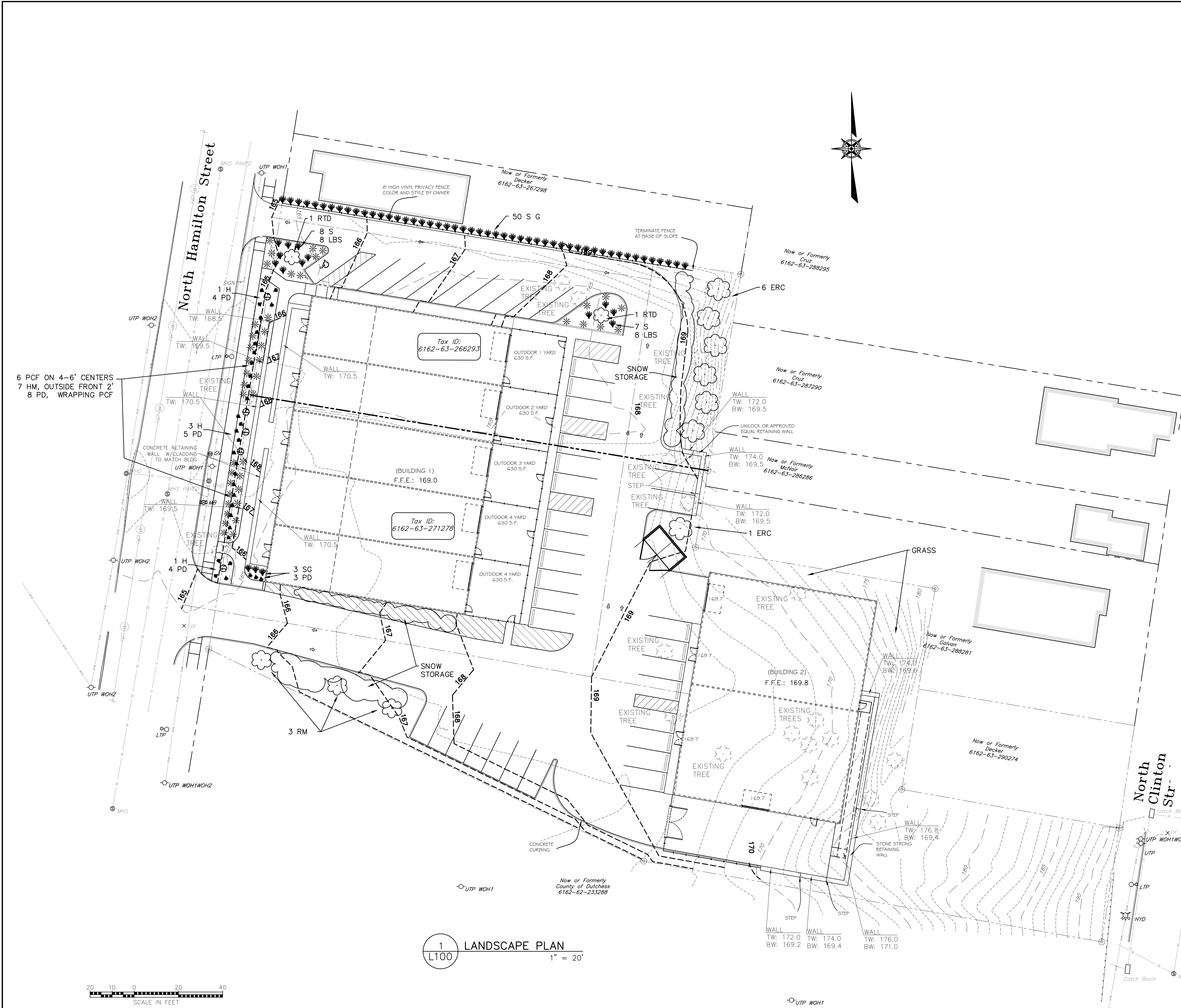
2) NO REFUSE AREA SHOWN

3) VISUAL DETAILS ON RETAINING WALLS

4) LOTS TO BE COMBINED INTO SINGLE LOT OF RECORD.

Natalie Quinn, Senior Planner
Judith Knauss, Deputy Zoning Administrator

4/12/22
Date



NOTES

1. PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
2. USE EXTREME CAUTION TO PROTECT UTILITIES.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
4. QUANTITIES GIVEN ON THE PLANTING LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
5. THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
6. ALL BEDS AND TREE SAUCERS AND OTHER AREAS NOTED SHALL RECEIVE 2 INCHES (MINIMUM) OF APPROVED MULCH (SHREDDED CEDAR).
7. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF ENGINEER'S FINAL WRITTEN APPROVAL.
8. TOP SOIL MIX SHALL INCLUDE:
 - 3 PARTS SCREENED TOPSOIL
 - 1PART SAND
 - 1 PART HUMUS
 - 5 LBS. SUPERPHOSPHATE PER CU. YD. OF MIX
9. CONTRACTOR TO COORDINATE PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES.
10. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED DUE TO PLANTING OPERATIONS.

LEGEND

- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED GRASSES
- PROPOSED PERENNIALS

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
Trees					
7	ERC	<i>Juniperus virginiana</i>	Eastern Red Cedar	5-6'	B&B
3	RM	<i>Acer rubrum</i>	Red Maple	2-2.5" C	B&B
Shrubs					
2	RTD	<i>Cornus alba</i> "siberica"	Red Twig Dogwood	3 - 5' Hgt	1 Gal
5	H	<i>Hydrangea paniculata</i> "little quick fire"	Hydrangea	3 - 5' Hgt	1 Gal
Grasses					
50	SG	<i>Panicum virgatum</i> "Shenandoah"	Switch Grass	1 Gal	18" O.C.
32	PD	<i>Sporobolus heteroepis</i>	Prairie Dropseed	1 Gal	18" O.C.
12	LBS	<i>Carex sprengeii</i>	Long Beaked Sedge	1 Gal	18" O.C.
Perennials					
12	PCF	<i>Echinacea purpurea</i>	Purple Cone Flower	2 Gal	
14	HM	<i>Agastache</i> "Summer Sky"	Hummingbird Mint	2 Gal	
15	S	<i>Sedum herbstfreude</i> "autumn joy"	Stonecrop	2 Gal	

ALL AREAS NOT OTHERWISE COVERED BY ASPHALT, BUILDINGS OR LANDSCAPE PLANTINGS, SHALL BE TOPSOILED, SEEDED WITH LAWN (GRASS) PLANTED.

JVA

JVA

BY

PER CITY COMMENT

PER OWNER COMMENT

REVISION

2

1

NO. DATE

7/5/22

9/27/22

NO. DATE

• Alteration of this drawing, except by a Licensed Professional Engineer or Architect, is prohibited.
• The user of this drawing shall verify all dimensions shown.
• This line is one inch long.

DRAWN BY: KMC

CHECKED BY: JVA

DATE: APRIL 2022

SCALE: 1" = 20'

ROUDE, SOYKA & ANDREWS
Consulting Engineers, P.C.
Poughkeepsie, N.Y. 12601
40 Gordon Street
Pax: (845) 882-8335

117 NORTH HAMILTON STREET
NORTH HAMILTON, NEW YORK
DUTCHESS COUNTY, NEW YORK

PROJECT NUMBER:
21-786-01

DRAWING NUMBER:
L100

9 OF 9

117 N HAMILTON
City of Poughkeepsie, Dutchess County, New York
July 5, 2022

POUGHKEEPSIE NATURAL RESOURCE INVENTORY
NARRATIVE

The project site, identified as 117 N Hamilton Street, is comprised of two existing lots of record: Tax Parcel No. 6162-63-266293, 0.43 acre and Tax Parcel No. 6162-63-271278, 1.20 acres. The two (2) existing lots are to be combined into one lot totaling 1.63 acres.

Geology and Soils

According to the Geology and Soils map, the site is underlain by Graywacke, shale bedrock. The site's surficial geology is of glacial till soils, specifically Dx-B-Dutchess-Cardigan (urban land complex) and BeC-Bernardston silt loam. The geology and surface soils are typical for the area and there are no unique geologic features on the site.

Water Resources

According to the Water Resources map, the front portion of the site lies within the Flood Hazard Area of the Fall Kill. The Fall Kill and its identified riparian buffer in this area are situated west of the former rail bed, which is located just south of the site. No aquatic resources are situated on or immediately adjacent the subject parcels.

Habitats

The sites which make up 117 North Hamilton are highly disturbed urban lots with no habitat of any significance. According to the NRI Habitat Map, much of the site, specifically the bulk of the larger parcel, is identified as waste ground. The rear portion of the same parcel is identified as upland hardwood forest; however, no trees are found in the bulk of this on-site designation. A number of trees will be removed, particularly along the easterly edge in the building footprint. Most of the trees at the rear of the sites nearest the North Clinton Street residential lots will be maintained. No specimen or high value trees exist on site.

Land Use

The NRI Land Use Map indicates the larger lot to be vacant and the smaller to be residential. Both appear to have been historically developed and now lie vacant. No structures exist on either parcel. The site is surrounded predominantly by mixed residential and commercial. The Dutchess County Jail facility lies east and northeast of the site and the former railbed, also identified as vacant land, forms the site's southern boundary.

Historic Resources

According to the NRI Historic Resources Map, the nearest historic sites are the Guilford Dudley Memorial at College Hill Park and St. Paul's Episcopal Church on Mansion Street. Both lie roughly 0.15 miles distant. The site is not located within or immediately adjacent to any historic districts, buildings, or archeological sites.

Recreational Resources

The site is situated several blocks (approximately 0.15 miles) distant the Malcolm X Park (southeast), Earline Patrice Park (south), and College Hill Park (northeast). The project will have no impact upon these resources. The site is also bound to the south by the former railbed. Improvement of the subject parcel would be beneficial with regard to development of the adjacent rail trail linear park.

Pollinator Pathway

According to the NRI Pollinator Pathway map, 117 North Hamilton Street is not located within any greenspace or any potential pathway. No pollinator gardens are in the immediate vicinity of the site nor are any potential future gardens in this area. The map shows pollinator pathways closely match the recreational resources in this area.

Poughkeepsie NRI Map - Geology & Soils 117 North Hamilton Street



6/28/2022, 10:34:30 AM

- City of Poughkeepsie Boundary
- Parcel Boundaries
- Soils
- Bedrock Geology
- Graywacke, shale (Oag)

1:2,257
0 0.02 0.04 0.07 0.08 mi
0 0.03 0.07 0.13 km

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New York State, Maxar, Microsoft | NYS Museum | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/INASA, USGS, EPA, NPS, US Census Bureau, USDA | Applicant

Poughkeepsie NRI Map - Water Resources 117 North Hamilton Street



6/28/2022, 10:36:37 AM

Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

Surface Water

Riparian Buffers

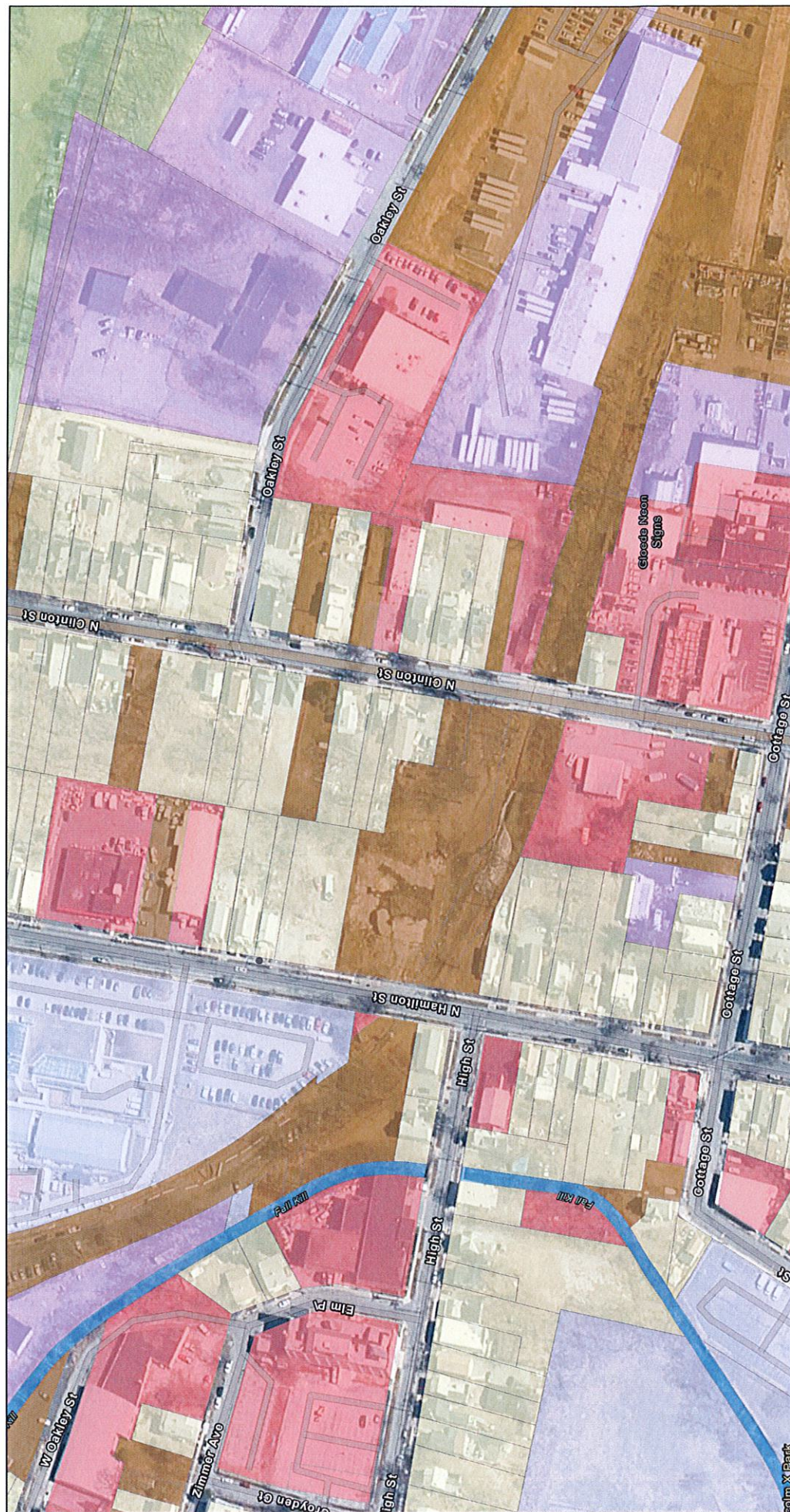
Flood Hazard Areas

Perennial Stream or Not Classified

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New York State, Maxar, Microsoft | New York Natural Heritage Program | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METINASA, USGS, EPA, NPS, US Census Bureau, USDA | Applicant

Poughkeepsie NRI Map - Land Use 117 North Hamilton Street



6/28/2022, 10:31:16 AM

City of Poughkeepsie Boundary

Land Use by Parcel

- Community Services
- Industrial
- Recreation and Entertainment
- Water
- Residential
- Vacant Land
- Commercial

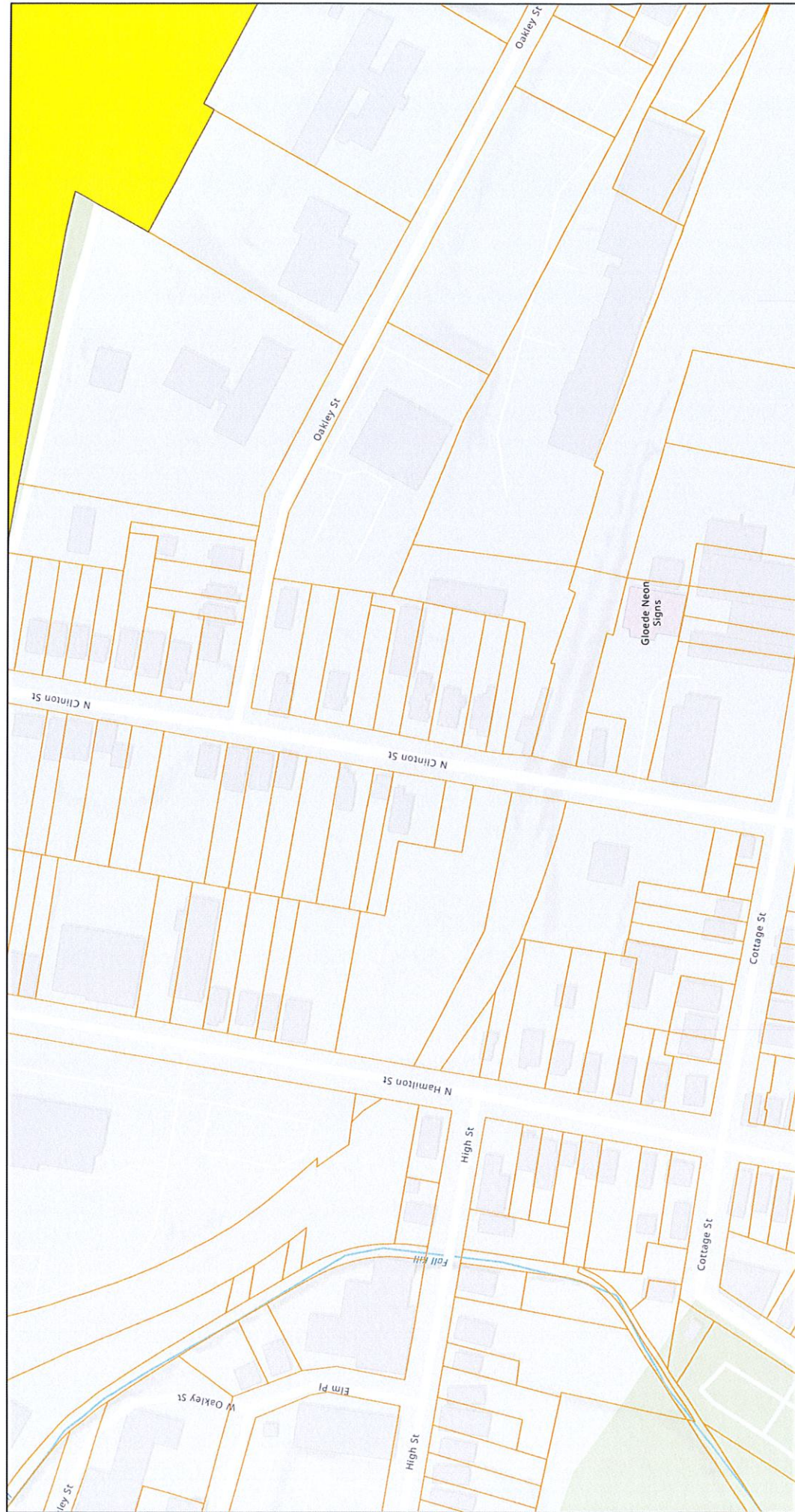
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0 0.03 0.07 0.13 km

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Poughkeepsie NRI Map - Historic Resources 117 North Hamilton Street



6/28/2022, 10:40:09 AM

Parcel Boundaries

Historic Sites (2021)

Local

City of Poughkeepsie Boundary

1:2,257

0 0.02 0.04 0.07 0.08 mi

0 0.03 0.07 0.13 km

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ArcGIS Web AppBuilder
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA |

Poughkeepsie NRI Map - Recreational Resources 117 North Hamilton Street



6/28/2022, 10:49:46 AM

Parcel Boundaries

City of Poughkeepsie Boundary

Trails

Parks and Open Spaces

1:2,257

0 0.02 0.04 0.07 0.08 mi

0 0.03 0.07 0.13 km

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Poughkeepsie NRI Map - Pollinator Pathway 117 North Hamilton Street



6/28/2022, 10:46:55 AM

Poughkeepsie Greenspace

Potential Pathway

Poughkeepsie Boundary

New York State, Maxar, Microsoft



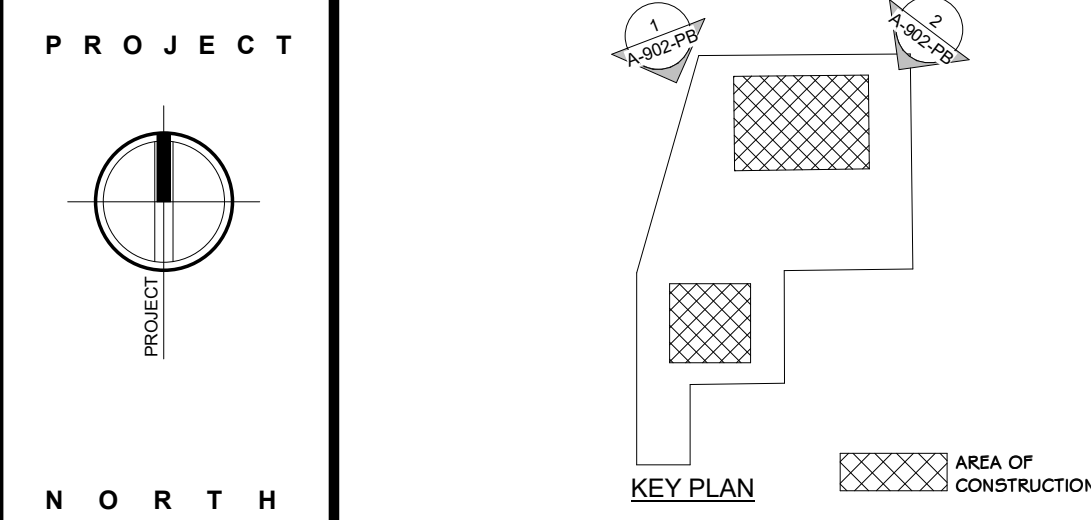
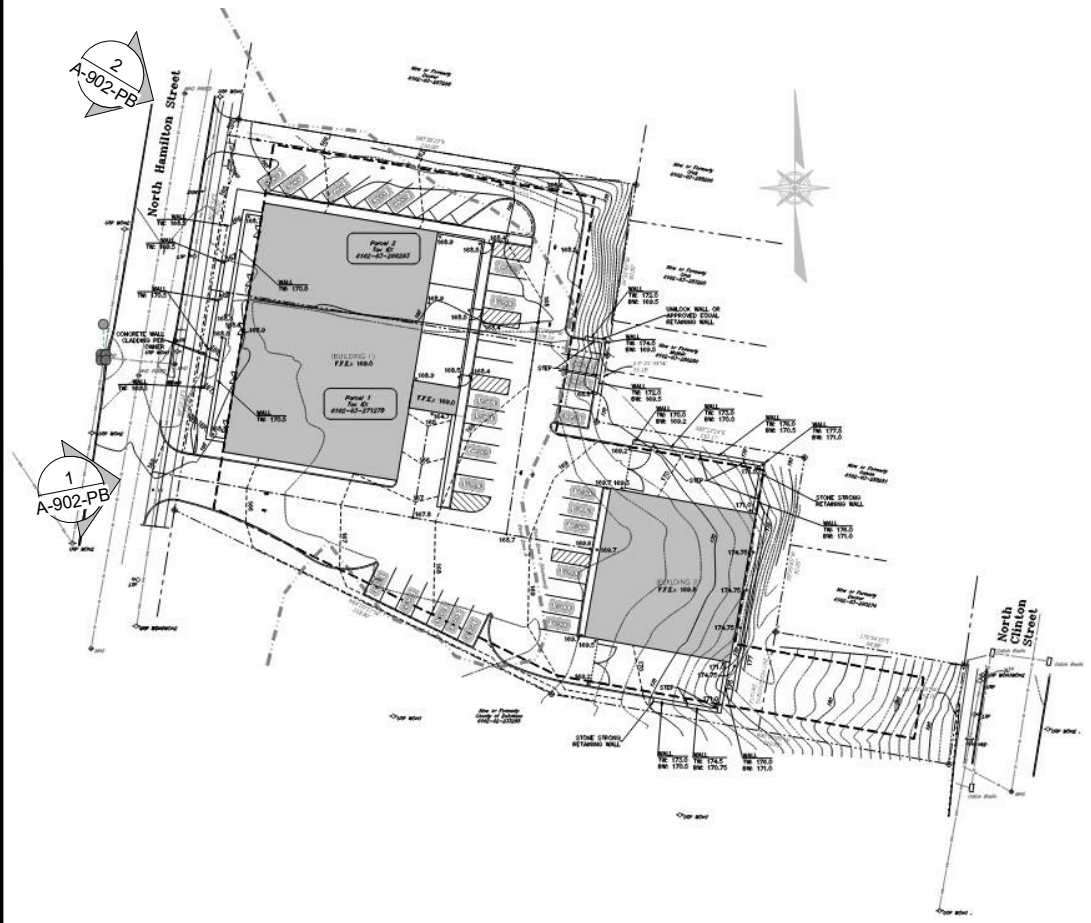
1 EXTERIOR RENDERING



2 EXTERIOR RENDERING

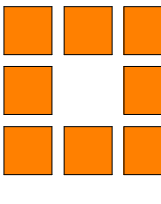
CONSTRUCTION NOTES

NOTE: NOT ALL NOTES MAY BE USED ON THIS DRAWING.



100% SCHEMATIC DESIGN

REVISIONS:		
NUM.	DATE	DESCRIPTION

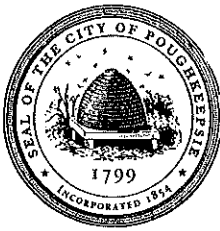
 ANDERSON DESIGN GROUP	ARCHITECTURE	
	PLANNING	
25 WALLKILL AVE. • MONTICOMERY • NY 12549 O: 845.294.2724 F: 888.305.6442		WWW.ADGARCHITECT.COM CONTACT@ADGARCHITECT.COM

Project: 117 NORTH HAMILTON
117 NORTH HAMILTON ST., POUGHKEEPSIE, NY 12601

Drawing Name: EXTERIOR RENDERINGS

Drawn: IDEA Scale: AS NOTED Project: 22102 Date: 05/31/22

Drawing Number: A-902-PB



**THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

June 14, 2022

Eric Baxter
278 Mill Street, Suite 100
Poughkeepsie, NY 12601

RE: (117) North Hamilton Street

Dear Mr. Baxter:

The Development Department is in receipt of a letter dated June 1, 2022, and plans with a revision date of 5/31/22, relative to your application for site plan review for the proposed construction of a wholesale storage and warehouse facility on two vacant parcels of land on North Hamilton Street.

As you know, the property is located in an area of the City of Poughkeepsie zoned Light Industrial (I-1) District. The use of property in I-1 Districts for wholesale storage and warehousing is permitted, pursuant to the provisions of Section 19-3.29(2)(a)(1) of the Zoning Ordinance. The revised plans have been reviewed for compliance with the provisions of the Zoning Ordinance relative to I-1 Districts. This review replaces the previous review of April 22, 2022. The following deficiency was noted to remain:

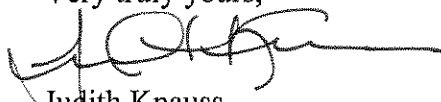
- 1) Section 19-3.29(4)(d) provides that where a lot in an I-1 District adjoins a lot in the residential district, that a landscaped buffer of a least 25 feet shall be provided along said property line: **the property abuts an R3A District along the north and east property boundaries, but no 25 foot landscape buffer is provided along any of those boundaries.** Please note that while you indicate in your letter that that that zoning ordinance provides alternatives to allow modification or substitution of the landscaping requirements, those alternatives are relevant to Section 19-4.11 of the Ordinance and are not applicable in this instance. The requirement for the 25 foot landscape buffer is built in to the requirements of the I-1 District.

Therefore, the application as submitted remains deficient. You may, within sixty (60) days of the date of this determination, either:

- 1) Make application to the Zoning Board of Appeals, requesting a variance; or,
- 2) Revise that plan to reflect compliance with this provision.

Please feel free to contact me if you have any further questions in this regard.

Very truly yours,


Judith Knauss
Deputy Zoning Administrator



CITY OF POUGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 07/08/2022

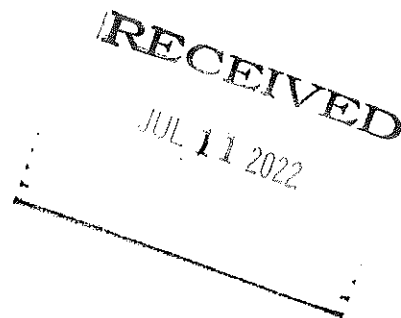
PROJECT NAME: 117 N HAMILTON STREET

PROJECT ADDRESS: 117 N HAMILTON STREET

☒ THE SITE PLAN IS ACCEPTABLE AND WILL BE SIGNED WITH NO CONDITIONS

☐ THE SITE PLAN IS UNACCEPTABLE.

CONDITIONS:



APPROVED BY CHIEF THOMAS PAPE OR AGENT:

DATE:

Sgt. E. Acken

SGT. E. ACKEN #112

07/08/2022



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

SITE PLAN REVIEW

DATE: 7-122

PROJECT ADDRESS: 117 N Hamilton St

PROJECT NAME:

OWNER: Baxter Development Corp

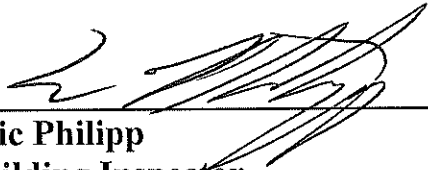
ENGINEER/ARCHITECT: Rohde, Soyka & Andrews, Consulting Engineers, PC



The site plan is acceptable and will be signed with no conditions.



The site plan cannot be approved as submitted. The following comments must be addressed or conditions satisfied:


Eric Philipp
Building Inspector



**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006
APPLICATION FOR FAÇADE REVIEW**

PB2020-045.1

Office Use Only

Fee: \$350

Code: PLSF

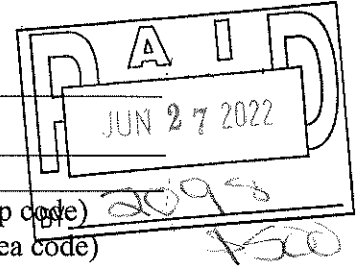
ID # 228010

I. PROPERTY ADDRESS: North Water Street

II. PROPERTY OWNER: 141 North Water Street LLC
ADDRESS: 161 Route 59 Suite 202, Monsey
NY 10952 (state and zip code) 2095

III. PHONE NUMBER: 845-222-6869 (include area code) 1500

IV. APPLICANT: 141 North Water Street LLC c/o KARC
ADDRESS: PO Box 792
Poughkeepsie
NY 12602 (state and zip code)
PHONE NUMBER: c/o 845-594-1055 (include area code)
EMAIL ADDRESS: kelly@karcpc.com



(If the applicant is NOT the owner, proof of owner's consent to this application MUST be provided.)

V. CONSULTANT: KARC Planning Consultants, Inc.
ADDRESS: PO Box 792
Poughkeepsie
NY 12602 (state and zip code)
PHONE NUMBER: 845-594-1055 (include area code)

VI. FAÇADE CHANGES (Describe in detail): Front and Rear Elevations - window and balcony
location/placement has been changed.

VII. REQUIRED ATTACHMENTS:

1. Three (3) full size copies of elevations illustrating existing conditions, or three (3) copies of color photographs of the building illustrating existing conditions. Individual photos must be mounted and labeled.
2. Three (3) full size copies of elevations detailing all proposed changes, including, but not limited to, all proposed materials and colors.
3. Three (3) full size copies of a location map, indicating the precise location of the building; and,
4. Ten (10) copies of 2 through 4 above at 11"x17";
5. Environmental assessment form (Full ____/Short ____)

PER C/Poughkeepsie -

- 2 - Full size copies of Approved Renderings
- 2 - Full size copies of Proposed Renderings

RECEIVED

JUN 27 2022



**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

APPLICATION FOR FAÇADE REVIEW

VIII. SIGNATURE OF APPLICANT

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN HEREIN IS ACCURATE AS OF THE DATE OF APPLICATION.

KLibolt

Signature

Print Name: Kelly Libolt

06.27.22

Date

July 08, 2022

Ms. Natalie Quinn, Planning Administrator
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Ms. Judith Knauss, Zoning Administrator
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

**Re: 141 N Water Street
Tax ID# 6062-59-771405 and 783401
Amended Elevations - Façade Review Application - Addendum**

Dear Ms. Quinn and Ms. Knauss:

Per your response, dated 06.27.22, we have enclosed two (2) copies each of the following for your review:

1. Proposed Elevation Drawings dated October 18, 2021
2. Proposed Renderings with Directional Mark-Up
3. Proposed Exterior Finishes Materials Board

In addition to the above, we have previously submitted the following on June 27, 2022:

1. Original Approved Renderings and Elevations dated November 13, 2018
2. Proposed Renderings (front and rear) dated October 18, 2021

Also submitted were the following:

3. Façade Review Application
4. Application fee in the amount of \$500.00

We are seeking Elevation Modification Approval for the property located at 141 North Water Street. Please advise if you require any further information and we kindly ask that this matter be placed on the next City of Poughkeepsie Planning Board Agenda scheduled for July 19, 2022.

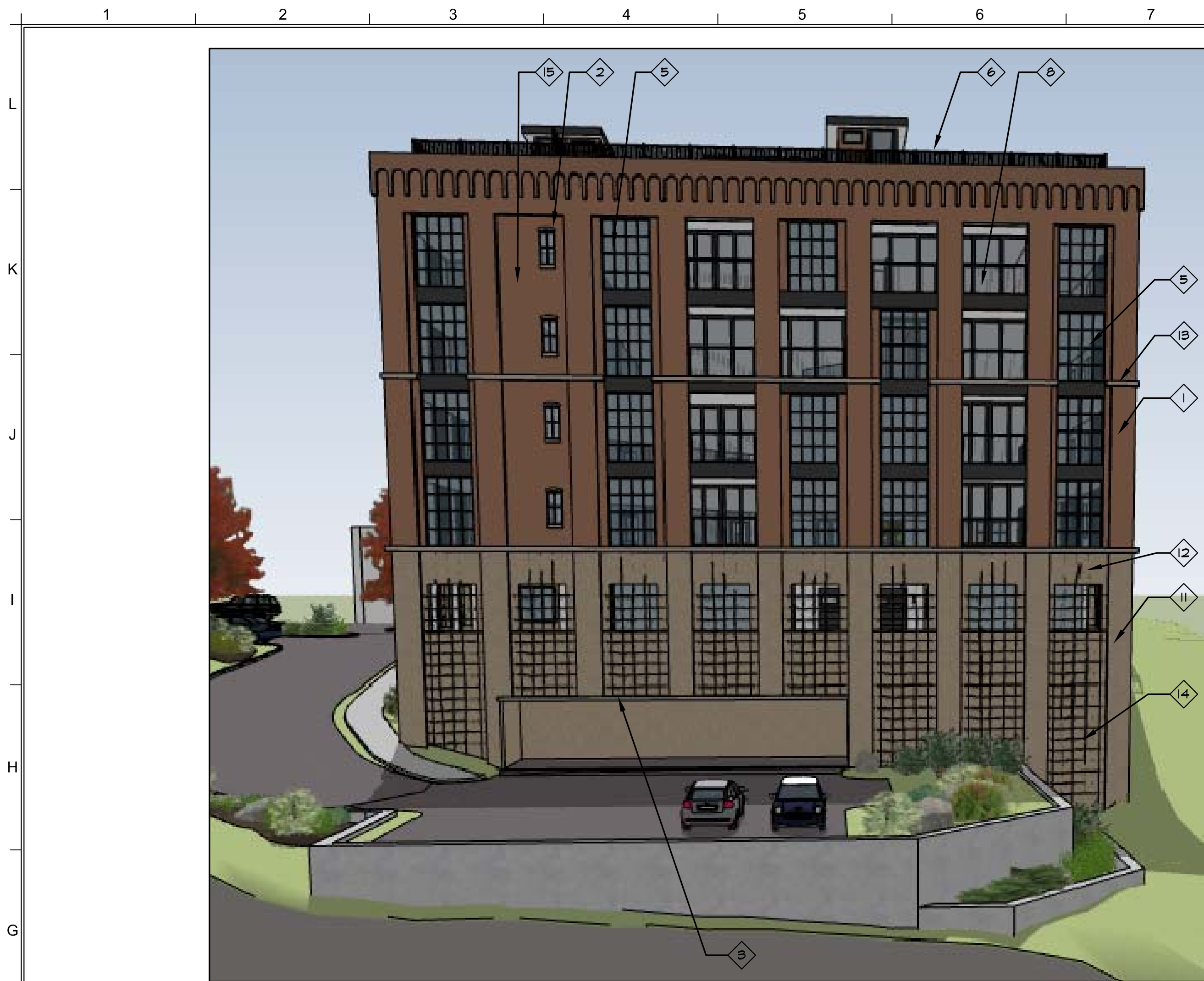
Thank you,



Kelly Libolt







F-1	NORTH ELEVATION
N.T.S.	



A-1	SOUTH ELEVATION
N.T.S.	



F-9	WEST ELEVATION
N.T.S.	



A-9	EAST ELEVATION
N.T.S.	

KEY NOTES

- 1 ARCHITECTURAL PRECAST STONE LINTEL - GRAY
- 2 BRICK MASONRY HEADER/LINTEL
- 3 CAST STONE PLANTER BOXES FOR TRELLIS IVY
- 4 ANDERSON E-SERIES ALUMINUM EXTERIOR FIXED WINDOWS WITH OPERABLE MULTI-PANE ZONE - BLACK ANODIZED EXTERIOR FINISH, METAL SPANDREL PANELS AS FLOOR LINES
- 5 ANDERSON E-SERIES ALUMINUM EXTERIOR FIXED WINDOWS - BLACK ANODIZED EXTERIOR FINISH
- 6 ALUMINUM HANDRAIL, PICKET STYLE - BLACK FINISH
- 7 PARKING GARAGE DOOR: ALUMINUM/FIBERGLASS WITH GLAZING PANELS - DARK GREY
- 8 BALCONIES: CEILINGS TO BE PLANK WIDTH COLORED ALUMINUM PAN SYSTEM - WOOD TONE; FLOORING TO BE FINISHED CONCRETE; RAILINGS TO BE CABLE-RAIL ARCHITECTURAL CABLE ASSEMBLY - BLACK FINISH.
- 9 STEEL COLUMNS TO BE CLAD IN ALUMINUM METAL COVERS - BLACK FINISH.
- 10 ENTRY CANOPY TO BE STEEL FRAMED SLAB WITH FLAT ROOFING, ENCASED IN ALUMINUM METAL, FASCIA AND SOFFIT - MEDIUM GRAY AND LIGHT GREY COLOR.
- 11 SPLIT FACE CONCRETE MASONRY UNITS AT STRUCTURAL PIERS - KINGSTON BLOCK AMSTERDAM WHEAT (TAN)
- 12 NORMAL FACE CONCRETE MASONRY AT GARAGE LEVEL RECESSED BAYS - KINGSTON BLOCK AMSTERDAM WHEAT (TAN)
- 13 BRICK VENEER - GLEN-GERY 26 HB REDBURN, MODULAR WITH GREY MORTAR
- 14 JAKOB INOX LINE CABLE TRELLIS SYSTEM FOR CLIMBING VINES (PATTERN TO MIMIC WINDOW GLAZING MUNTINS) TO COVER APERTURES TO PARKING GARAGE
- 15 HARDI PLANK INFILL PANELS

△		
△		
No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis LLP
181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
ARCHITECTURE PHONE 845-452-2268 FAX 845-452-3752
PLANNING INTERIORS

PROJECT
141 NORTH WATER STREET DEVELOPMENT

DRAWING
ELEVATIONS

SEAL	DRAWN BY TS	PROJECT NUMBER 18060
CHECKED BY MM	DATE 11/13/18	

DRAWING NUMBER
A101

FILE P:\2000\JOB # - JOB NAME\



141 North Water Street, East Elevation



141 North Water Street, North Elevation



141 North Water Street, South Elevation



141 North Water Street, South-East Elevation



141 North Water Street, West Elevation

Proposed New Rendering

SOUTH

EAST



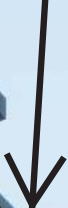
VISIONARY
DESIGN



NORTH



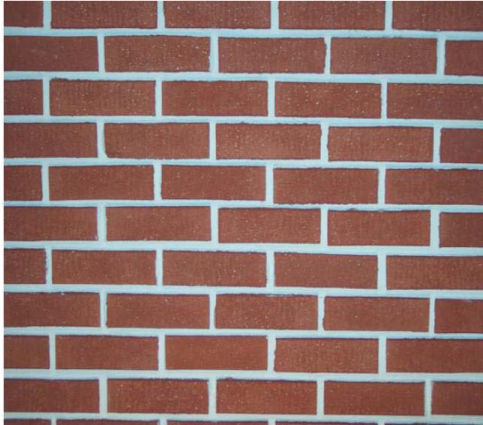
WEST



Masonry Depot 52-DD

Z-Brick INCA 2.3-in x 8-in

Red Brick Veneer Individual Piece



Dryvit Stucco

Style and Color on Window

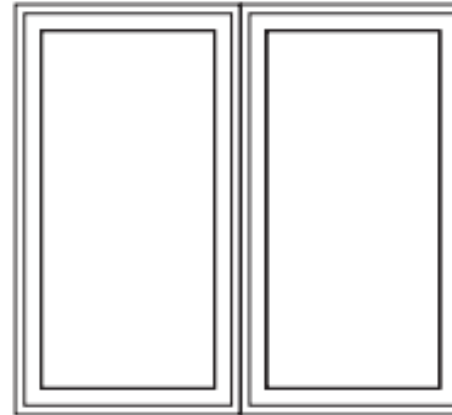
Trims/Crown Molding, 1st floor Facade



Pella Windows

Style: Casement, Lifestyle Series - Exterior Color: Standard, Black

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude



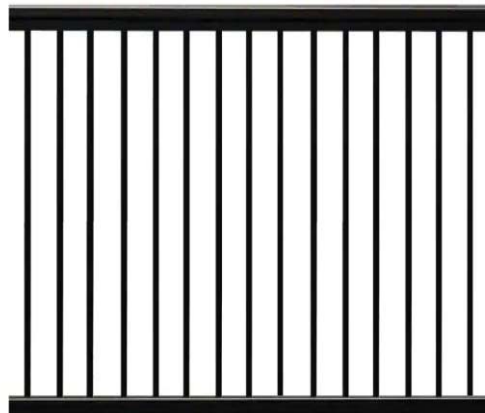
CHI Overhead Doors

Flush Panel Model #2127



Steel Balcony Railing

Style: Vertical Spindles Color: Black



Underside Balcony Soffits, Black Vinyl

Metal Coping Along Roof Parapet, Black Aluminum





**THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006**

January 28, 2021

Water Street Development Company, LLC
210 New Hackensack Road
Wappingers Falls, NY 12590

141 N WATER STREET: 20 UNIT RESIDENTIAL BUILDING: Amended Site Plan for the proposed construction of 20 residential units within the same footprint and massing of the originally approved 15-unit structure. Original site plan approved on 11/27/18 and approvals extended on 11/2019; Applicant: Water Street Development Company, LLC (Nicholas J. DeLuccia); Consultants: M. A. Day Engineering, PC (Brian Watts) and LMV Architects (Michael McCormack & Don Petruncola); Grid # 6062-59-771405 & 783401; Zoned W; Previous File#2017-023; Current File#2020-045

Dear Sirs:

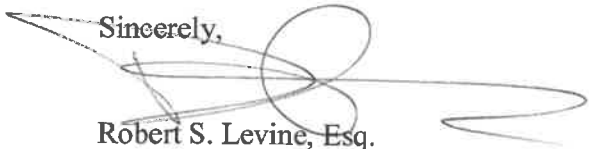
This letter is to inform you of the action taken at the Planning Board meeting held on January 20, 2021, relative to the application for site plan/special permit approval referenced above. The Board adopted a Negative Declaration, and granted approval of the application with the following conditions:

- All proposed exterior wall pack light fixtures will be full cutoff to reduce glare and a color temperature no higher than 3,000K to create a warmer, more pleasing light
- Brick equal to Glen-Gery Sunset W15 Eastline Thin Brick shall be used on all sides
- All Hardiplank shall receive a be paint finish to match brick
- All comments in the Engineering Department letter of 11/25/18 shall be addressed to the satisfaction of the Engineering Department

Please bring two full size copies of the plan to the Planning Department in order to obtain the Planning Board stamp of approval and all required City Department Head sign-offs. One set will be retained by the Planning Department and the other set will be returned to you to copy as necessary to apply for any required permits. Pursuant to section 19-6.1(k)(3)(a), site plan approval by the Planning Board is valid for a period of one year for purposes of obtaining any necessary building permits. Failure to obtain a permit within the time-period shall cause the approval to become null and void. Upon application, for good cause, the Planning Board may extend the validity of the approval, one time, for a period not to exceed one year.

If you have any questions regarding this decision letter, please do not hesitate to contact Natalie Quinn, the City's Senior Planner at 845-451-4047.

Sincerely,


Robert S. Levine, Esq.
Chairman
Planning Board



**THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006**

In the matter of the application of Water Street Development Company regarding the property at 141 North Water Street, Poughkeepsie, New York:

At a Regular Meeting of the Planning Board held on the 20th day of January, 2021, at 7:00pm:

Present

Robert S. Levine, Esq, Chairman
Rosaura Andujar-McNeil
Robert Mallory
Anne Saylor
Marjorie Smith

Absent

Sakima McClinton

WHEREAS, the Planning Board has received a revised site plan application for the construction of twenty (20) unit apartment building where the original application and approval were for a fifteen (15) unit building, requiring minimal alterations to the plan as approved; and,

WHEREAS, the Board finds that the proposed changes to the project are de minimis and do not rise to the level of requiring an amendment to the original Negative Declaration relative to SEQR, approved on November 27, 2018, for construction of the residential building with accessory off-street parking and open space at 141 North Water Street; and,

WHEREAS, the action is more fully detailed on drawings provided by M.A. Day Engineering revised August 8, 2018, September 25, 2018 and December 8, 2020, and additional materials as submitted;

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant Site Plan approval regarding the proposed construction of a twenty (20) unit residential building with accessory off-street parking and open space at 141 North Water Street, File #2020-45, with the following conditions:

- Any light spillage onto the property at 9 Dutchess Avenue shall be eliminated
- All proposed exterior wall pack light fixtures will be full cutoff to reduce glare and a color temperature no higher than 3,000K will be used to create a warmer, more pleasing light
- Brick equal to Glen-Gery Sunset W15 Eastline Thin Brick shall be used on all sides
- All Hardiplank shall receive a paint finish to match the proposed brick
- Changes to balcony structures would require re-review by MASS Design and/or recirculation to the Planning Board.

Motion: Marjorie Smith

Second: Anne Saylor

Carried: 5:0:0

~~The motion to approve the project as outlined herein carried unanimously.~~

Robert S. Levine, Esq.
Chairman